

# **STATE OF MARYLAND CDBG PROGRAM**

## **APPLICATION SFY 18**

**Lawrence J. Hogan, Governor  
Boyd K. Rutherford, Lt. Governor**



*Kenneth C. Holt, Secretary  
Anthony Reed, Deputy Secretary*

*DHCD  
Division of Neighborhood Revitalization  
7800 Harkins Road  
Lanham, MD 20706  
301/429-7525  
TTY/RELAY 711 or 1/800-735-2258*



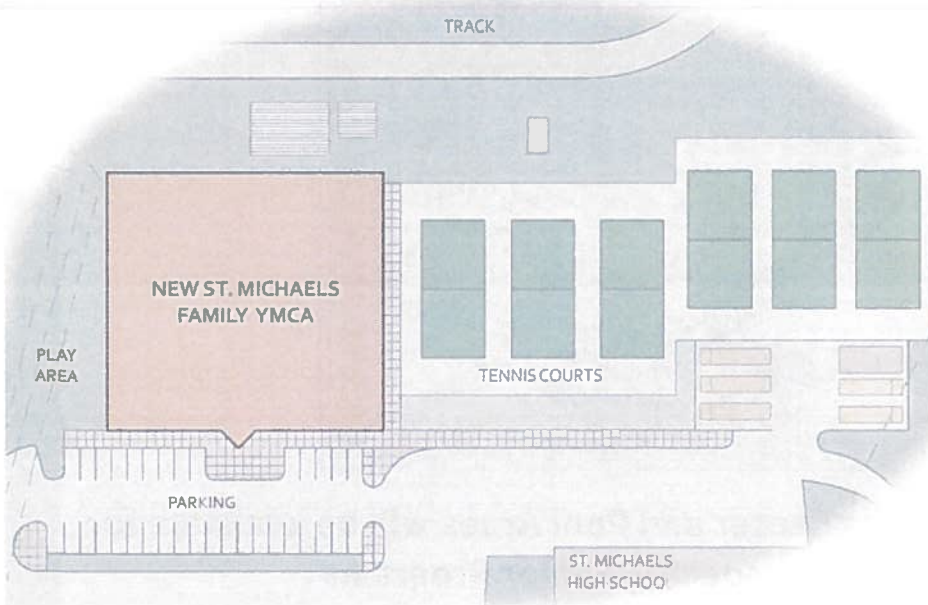
<b>MARYLAND</b> <b>COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM</b> <b>APPLICATION SFY 18</b>	
1. Name of Jurisdiction: Talbot County, Maryland	2. County (Municipal applicants only): Talbot
3. Address: South Wing, Talbot County Courthouse 11 North Washington Street Easton, Maryland 21601	4. Subrecipient, Developer or Business, if applicable and their DUNS Number: YMCA of the Chesapeake DUNS 061466240
5. FID Number:  DUNS Number: 029110582	6. Name & phone number of jurisdiction's contact person for this application (include email address and Fax #): Jessica Morris Phone: (410) 770-8010 Fax: (410) 770-8007 E-mail: jmorris@talbotcountymd.gov
7. Project title, brief description & location ( <b>Full street address(es) and zip code of Project is required</b> ): St. Michaels Family YMCA Senior Center  YMCA of the Chesapeake (The Y, YOC, or Y) is building a \$5.9M, 24,000 square foot facility on St. Michaels High School property to provide much-needed resources and opportunities for the St. Michaels and Bay Hundred communities. The Y has developed a unique partnership with Talbot County via a shared-use model that will provide a central location for expanded programs and services for underserved seniors living in the region.  Project location: St. Michael's High School - 200 Seymour Ave, St Michaels, MD 21663	
8. Project type: <input type="checkbox"/> Housing <input type="checkbox"/> Public Facilities <input type="checkbox"/> Infrastructure <input type="checkbox"/> Economic Development <input checked="" type="checkbox"/> Other <input type="checkbox"/> Public Services	9. National objective(s): <input checked="" type="checkbox"/> Low and moderate income benefit <input type="checkbox"/> Elimination of slum/blight
10. CDBG request:      \$ <u>800,000</u>  Local funds      \$ <u>5,147,550</u>  Other funds      \$ _____  Total costs      \$ <u>5,947,550</u>	11. U.S. Congressional District No.    1 State District No. :    37B (List State legislators for <b>entire</b> district): House of Delegates: Christopher T. Adams (R) John F. Mautz IV (R) Senator Adelaide C. Eckardt (R)
12. Date Public Hearing held: May, 23 2017 - Notes forthcoming June 13 (Attach minutes and hearing notice to application)	13. Required Resolution attached? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
14. Is Citizens Participation Plan current? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    Dated: May 2016 If not, did you attach new plan? <input type="checkbox"/> Yes <input type="checkbox"/> No	
15. Is Anti-Displacement Plan current? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    Dated: May 2014 If not, did you attach new plan? <input type="checkbox"/> Yes <input type="checkbox"/> No	
16. If applicable, did you complete Debarment Check on application subrecipient, developer or business? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No - no debarments	
17. Digital Photos and CD included? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    (each must be labeled) The project is new construction.	18. Date: 5/30/2017

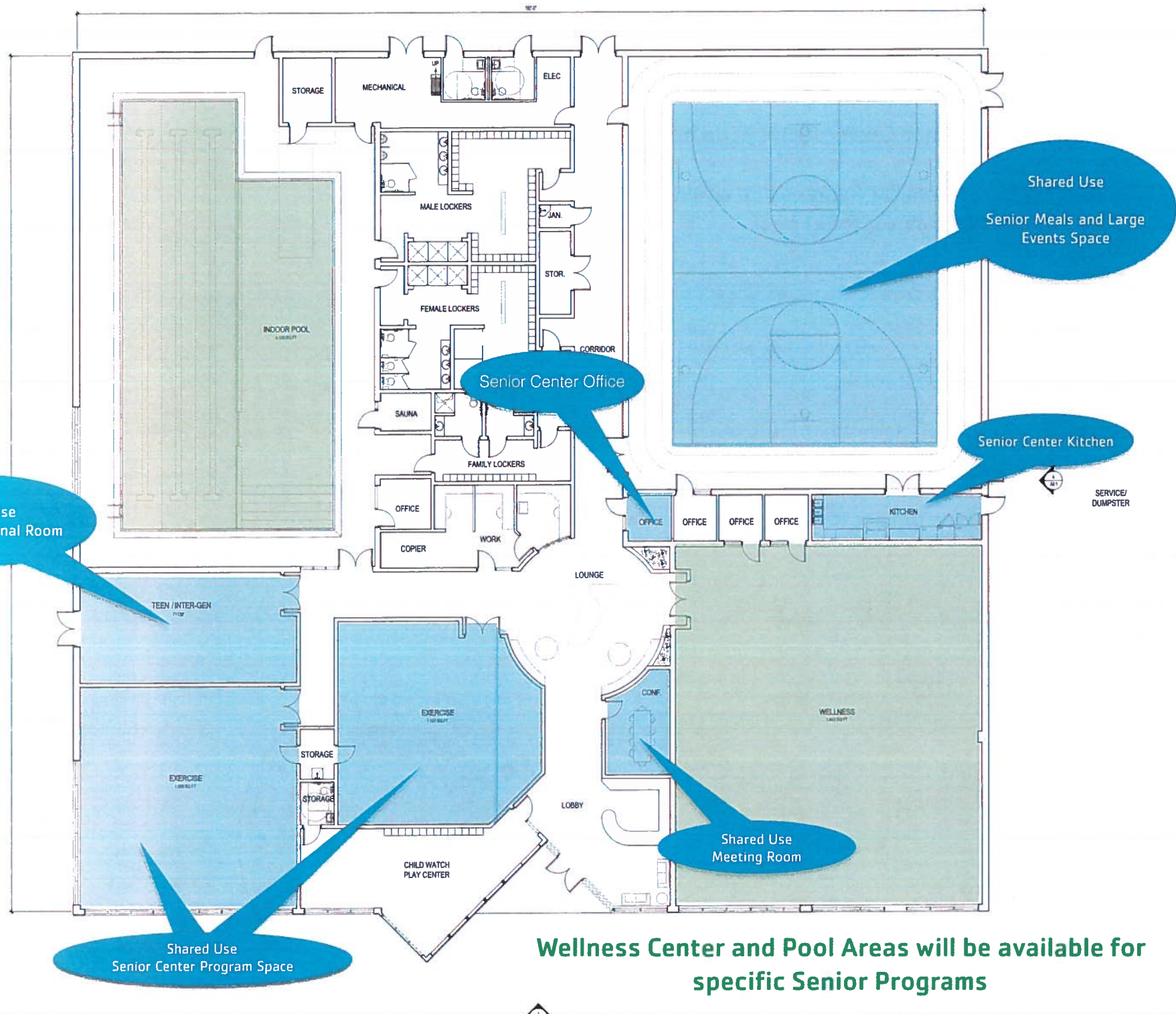
# St. Michaels Family YMCA/St. Michaels Senior Center

The proposed YMCA/Senior Center facility will be 24,000 square feet including:

- Kitchen to provide meals for Seniors and cooking classes
- Warm water exercise and teaching pool
- Wellness center
- Child Watch/Nursery
- Gymnasium
- Locker Rooms
- Multi-Generational Room
- Sauna
- Two Large Group Exercise Rooms / Multipurpose Rooms
- Multipurpose program and meeting space

The current estimate for the capital project totals \$5,800,000.









## COUNTY COUNCIL OF TALBOT COUNTY

COURT HOUSE  
11 N. WASHINGTON STREET  
EASTON, MARYLAND 21601-3178  
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JENNIFER L. WILLIAMS, President  
COREY W. PACK, Vice President

DIRCK K. BARTLETT  
CHUCK F. CALLAHAN  
LAURA E. PRICE

### ADMINISTRATIVE RESOLUTION

**WHEREAS**, the State of Maryland through the Department of Housing and Community Development has solicited applications from eligible jurisdictions to apply for funding under the Maryland Community Development Block Grant (CDBG) Program; and

**WHEREAS**, Talbot County is eligible to apply for funds from the Maryland CDBG Program through the Maryland Department of Housing and Community Development; and

**WHEREAS**, the Talbot County Council has held the required public hearing related to the formulation of the YMCA of the Chesapeake's Block Grant Application on May 23, 2017; and

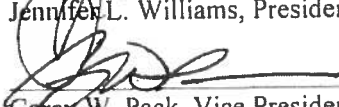
**WHEREAS**, the Talbot County Council understands and acknowledges that they would be responsible for the completion of grant activities and any corrective actions including the repayment of funds if necessary;

**NOW, THEREFORE, BE IT RESOLVED** that the County Council of Talbot County, Maryland authorizes the submission of a grant application for Community Development Block Grant funds in the amount of \$800,000 for the construction of the new St. Michaels Family YMCA which will include expanded programs and services for senior citizens living in the St. Michaels and Bay Hundred area through a shared use model with the location of the project being at the St. Michaels Middle/High School facility located at 200 Seymour Avenue, St. Michaels, Maryland 21663;

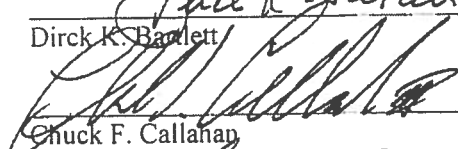
**BE IT FURTHER RESOLVED**, that the Talbot County Manager, is authorized and empowered to execute any and all documents required for the submission of the grant application.


GIVEN UNDER OUR HANDS AND THE GREAT SEAL OF  
TALBOT COUNTY, THIS 23<sup>rd</sup> DAY OF MAY, IN THE  
YEAR OF OUR LORD TWO THOUSAND AND  
SEVENTEEN.

  
Jennifer L. Williams, President

  
Corey W. Pack, Vice President

  
Dirck K. Bartlett

  
Chuck F. Callahan

  
Laura E. Price

Attest:

  
Susan Moran, Secretary

**TALBOT COUNTY  
PUBLIC HEARING NOTICE**

Notice is hereby given that the County Council of Talbot County, Maryland will conduct a public hearing on the proposed Community Development Block Grant (CDBG) application for the YMCA of the Chesapeake. The purpose of the grant application is to seek funds that will provide for the construction of the new St. Michaels Family YMCA which will include expanded programs and services for senior citizens living in the St. Michaels and Bay Hundred area through a shared use model. The location of the project is the St. Michaels Middle/High School facility located at 200 Seymour Avenue, St. Michaels, Maryland 21663.

The public hearing on the above grant application will be held at 4:00 p.m., Tuesday, May 23, 2017, in the Bradley Meeting Room, South Wing, Courthouse, 11 North Washington Street, Easton, Maryland.

Citizens will be provided with detailed information including, but not limited to, the amount of funds requested in the CDBG application, the CDBG process, and the timing of the project.

The Maryland CDBG Program is a federally funded program designed to assist units of general local government with activities directed toward neighborhood and housing revitalization, economic development, and improved community facilities and services. Maryland's CDBG Program is administered by the Department of Housing and Community Development (DHCD). The Maryland CDBG Program reflects the State's economic and community development priorities and provides public funds for activities which meet one of the following national objectives, in accordance with the federal Housing Community Development Act of 1974, as amended, that:

1. Benefit low and moderate income persons and households;
2. Aid in the prevention and elimination of slums or blight;
3. Meet other community development needs of an urgent nature, or that are an immediate threat to community health and welfare.

Should you require communications assistance, please contact the County Manager's Office at (410) 770-8010 or TTY (410) 820-9377 by Monday, May 22, 2017. All interested parties are hereby notified and invited to attend.

**COUNTY COUNCIL OF TALBOT COUNTY**



# TALBOT COUNTY, MARYLAND

County Council

MINUTES

May 23, 2017

Present – Vice President Corey W. Pack, Dirck K. Bartlett, Chuck F. Callahan, Laura E. Price, County Manager R. Andrew Hollis, and Assistant County Attorney Anthony Kupersmith. President Jennifer L. Williams was absent.

- I. Agenda – Mr. Pack requested and received Council's unanimous consent for approval of the Agenda of Tuesday, May 23, 2017.
- II. Minutes – Mr. Pack requested and received Council's unanimous consent for approval of the Minutes of Tuesday, May 9, 2017.
- III. Disbursements – Mr. Pack requested and received Council's unanimous consent for approval of the Disbursements of Tuesday, May 16, 2017 and Tuesday, May 23, 2017.
- IV. Public Hearing on Community Development Block Grant (CDBG) Application for St. Michaels Family YMCA/Senior Center Project – At Council's request, County Manager, R. Andrew Hollis gave a brief description of the proposed project prior to the public hearing. He stated that Talbot County will be partnering with the YMCA of the Chesapeake on a Community Development Block Grant application to the Maryland Department of Housing and Community Development (DHCD) in the sum of \$800,000. He stated that the new facility, which will be located at the St. Michaels Middle-High School, will include expanded services for senior citizens in the St. Michaels and Bay Hundred Area through a shared use model with the Talbot County Senior Center. If approved, the grant application will be used to purchase commercial kitchen equipment (refrigerators, ovens, etc.) in the sum of \$23,000; \$777,000 will be utilized for site work, including sediment and erosion control, stormwater piping, etc. Robbie Gill, CEO, YMCA of the Chesapeake, briefed the Council on the number of individuals served by his organization on the Eastern Shore of Maryland and Virginia, including 10,000 in Talbot County and approximately half the residents in the Bay Hundred Area. He stated that in 2016, YMCA of the Chesapeake provided \$1.2 million in financial assistance to eligible individuals who otherwise would be unable to participate in YMCA activities. He stated that the goal of the partnership with the Talbot County Senior Center is to provide children, families, and aging adults in the Bay Hundred Area with a facility in their own community, without the challenges of having to travel to Easton. He stated that the shared-use model for the facility will enable efficient maximizing of space and resources and allow for an expansion of programming for both the YMCA and Senior Center in the Bay Hundred Area. Childlene Brooks, Manager, Brookletts Place – Talbot County Senior Center; Bill Shrieves, Chairman, Talbot County Senior Center Advisory Committee and Gary Gunther, Executive Director, Upper Shore Aging, Inc., expressed their support for the joint initiative and outlined their reasons for same. Delegate Johnny Mautz, expressed his support, and that of the other members of the delegation for the project. The public was then afforded an opportunity to comment on the proposal.
- V. Introduction of Administrative Resolution:

ADMINISTRATIVE RESOLUTION AUTHORIZING COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) APPLICATION FOR ST. MICHAELS FAMILY YMCA/SENIOR CENTER PROJECT LOCATED AT 200 SEYMOUR AVENUE, ST. MICHAELS, MARYLAND was read into the record by

<p>Page 2</p> <p>1 TRANSCRIPT OF PROCEEDINGS</p> <p>2</p> <p>3 MR. PACK: Good afternoon, everyone. No,</p> <p>4 you have not entered the Twilight Zone. I'm</p> <p>5 simply sitting in for Ms. Williams as she is</p> <p>6 tending to some family matters this evening.</p> <p>7 And she will be back with Council next month.</p> <p>8 Before I ask you to rise with us in prayer</p> <p>9 and reciting the Pledge of Allegiance, I just</p> <p>10 want to just say regarding the incident over in</p> <p>11 Manchester, England. Of course, we all have</p> <p>12 heard about it, 22 persons killed, another 50</p> <p>13 some wounded in another totally senseless act</p> <p>14 of violence.</p> <p>15 Our hearts and our prayers go out to the</p> <p>16 citizens of Manchester. Every day when we do</p> <p>17 hear of these types of atrocities, it's just</p> <p>18 hard to fathom how someone could attack</p> <p>19 innocent young people out enjoying themselves</p> <p>20 at a concert. And it's hard for me as a man of</p> <p>21 faith to believe that any god, whether it's</p>	<p>Page 4</p> <p>1 Council also has before it minutes from</p> <p>2 May the 9th. We had a chance to review them.</p> <p>3 The chair would ask if there's any additions,</p> <p>4 deletions, or corrections to those minutes?</p> <p>5 Hearing none, the chair moves that they also be</p> <p>6 accepted with unanimous consent.</p> <p>7 We also have disbursements from May 16th</p> <p>8 and May 23rd. We had a chance to review them,</p> <p>9 talk with our finance director. The chair</p> <p>10 would ask if there's any additions, deletions,</p> <p>11 or corrections to those disbursements? Hearing</p> <p>12 none, the chair moves that they also be</p> <p>13 accepted with unanimous consent. Thank you.</p> <p>14 Next on the Council's agenda we have a</p> <p>15 public hearing on the Community Development</p> <p>16 Block Grant, or CDBG, application for the Town</p> <p>17 of St. Michaels -- I'm sorry, for</p> <p>18 St. Michaels Family YMCA and Senior Center</p> <p>19 project.</p> <p>20 Before we move into the public hearing,</p> <p>21 did Mr. Hollis want to give a quick overview of</p>
<p>Page 3</p> <p>1 Allah, Jehovah, Yahweh, will look at such a</p> <p>2 heinous and despicable act with endearment.</p> <p>3 It's just incredible that someone would take a</p> <p>4 night of total enjoyment and turn it into,</p> <p>5 again, a senseless and totally act of horror.</p> <p>6 The Prime Minister, Ms. May, called it a</p> <p>7 callus and cowardice act. I would go one step</p> <p>8 further and call it a barbarous act as well.</p> <p>9 Totally uncalled for, totally merciless.</p> <p>10 So I just wanted to say that before I have</p> <p>11 everyone rise. I just wanted to get that off</p> <p>12 my chest.</p> <p>13 If you wouldn't mind standing with us for</p> <p>14 a prayer.</p> <p>15 (Prayer and Pledge of Allegiance.)</p> <p>16 MR. PACK: Thank you. Council has before</p> <p>17 it an agenda. The chair would ask if there's</p> <p>18 any additions, deletions, or corrections to</p> <p>19 this agenda? Hearing none, Madam Secretary,</p> <p>20 the chair moves that it be accepted with</p> <p>21 unanimous consent.</p>	<p>Page 5</p> <p>1 the project?</p> <p>2 MR. HOLLIS: Sure, Mr. Pack. And what</p> <p>3 I'll do is just briefly read the description</p> <p>4 we've handed out to the public when they've</p> <p>5 made inquiries.</p> <p>6 Talbot County will be partnering with the</p> <p>7 Chesapeake YMCA on a Community Development</p> <p>8 Block Grant application to the Maryland</p> <p>9 Department of Housing and Community Development</p> <p>10 in the amount of \$800,000 for the construction</p> <p>11 of the new St. Michaels Family YMCA, which</p> <p>12 will also include expanded programs and</p> <p>13 services for senior citizens living in the</p> <p>14 St. Michaels and Bay Hundred area through a</p> <p>15 shared use model, with location of the project</p> <p>16 being at the St. Michaels Middle High School</p> <p>17 facility located at 200 Seymour Avenue,</p> <p>18 St. Michaels, Maryland.</p> <p>19 The budget includes approximately \$23,000</p> <p>20 for commercial kitchen equipment, such as</p> <p>21 refrigerators, oven, etc., and \$777,000 for</p>





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1 site work, such as sediment and erosion  
2 control, storm water structures, piping, etc.  
3 MR. PACK: Thank you, Mr. Hollis.  
4 I believe we have one of our principals,  
5 the principal in the congregation with us,  
6 Mr. Robbie Gill from the YMCA.  
7 Mr. Gill, do you wish to be heard?  
8 MR. GILL: Yes, sir.  
9 MR. PACK: Thank you.  
10 MR. GILL: Council, thank you for the  
11 opportunity. The YMCA of the Chesapeake serves  
12 27,000 people across the Eastern Shore of  
13 Maryland and Virginia. In Talbot County alone,  
14 we serve over 10,000 people. And Y, as a  
15 charity, doesn't turn anyone away due to  
16 financial limitations. Last year we provided  
17 over 11,000 -- or \$1.2 million in financial  
18 assistance helping over 11,000 different  
19 people.  
20 We had a facility, a storefront facility  
21 in St. Michaels since -- actually we just

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1 passed our tenth year anniversary there. And  
2 that YMCA serves nearly half the population of  
3 St. Michaels and the Bay Hundred area.  
4 We've always been working towards the goal  
5 of being able to build a facility in that  
6 community. As you know, my kids go to  
7 St. Michaels. Within St. Michaels and the  
8 Bay Hundred area, many of the kids and families  
9 of adults that live in those communities have  
10 challenges to be able to get into the middle of  
11 the county. And if you're a person with lower  
12 income or lower means, that's even more  
13 challenging.  
14 So to be able to have a center on site at  
15 the school location puts us in a position to  
16 make a bigger impact on the lives of children,  
17 as well as families and adults and an aging  
18 population where they have a place to go.  
19 What's unique about this is the Y has had  
20 a long-standing partnership with the school  
21 system running summer learning programming,

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1 learn to swim curriculum, special needs  
2 programs. And so being on the school property  
3 makes a ton of sense because that's a place  
4 where the whole community is accustomed to  
5 coming together already and is a central  
6 location.  
7 You guys have already started that process  
8 with the community pool that was built there.  
9 And so there's a neutral hub. You've got rails  
10 to trails and walkability that makes a ton of  
11 sense there as well as transportation that goes  
12 there through the school project.  
13 The partnership with the county makes this  
14 a very unique project in that when you look at  
15 the senior center services that are provided  
16 currently within the Town of Easton, they're  
17 extensive and really provide a depth and  
18 breadth that really strengthens the quality of  
19 life of our older adults in this community.  
20 Those same opportunities aren't currently  
21 in place within St. Michaels and the Bay

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1 Hundred area. So to be able to have this  
2 shared use model to where we're really  
3 efficiently maximizing not only space but  
4 resources to make the biggest impact we can.  
5 We'll see programs expand there. So instead of  
6 having one meal a week, you're going to see at  
7 least three meals a week and you're going to  
8 see more programs for health and wellness and  
9 opportunities for warm water aerobics classes  
10 and all kinds of different programming that  
11 just isn't currently possible.  
12 So this grant is a big piece of this. The  
13 \$800,000, and Andy mentioned, will go towards  
14 equipment for the kitchen that will be utilized  
15 for these meals, but also for the site  
16 preparation to do that.  
17 So I hope that you'll support this effort.  
18 And we're really excited about making a big  
19 impact in that community through this new  
20 facility.  
21 MR. PACK: Thank you, Mr. Gill.



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1 MR. GILL: Thank you.

2 MR. PACK: We have the second principal  
3 also in place here. We have Ms. Childene  
4 Brooks. Ms. Brooks is the director of the  
5 Senior Center in Talbot County, Brooklett's  
6 Place.

7 And I want to know, Ms. Brooks, do you  
8 want to -- and I'm sorry. Mr. Gunther is here  
9 from Upper Shore Aging as well.

10 Delegate Mautz, I'm going to call you next  
11 if you will just stay on deck for the ready,  
12 sir.

13 But I want to give the principals the  
14 chance to explain to the audience their portion  
15 of this.

16 Ms. Brooks, Mr. Gunther.

17 MS. BROOKS: Good afternoon. We also have  
18 with us Mr. Bill Shrieves who is the chair  
19 of our Advisory Committee for the center. And  
20 he is, in addition, a Bay Hundred resident.

21 MR. PACK: Good seeing you again, sir.

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1 And a fine singer he is as well.

2 BILL SHRIEVES: And I'm qualified to go to the  
3 Senior Center.

4 MS. BROOKS: Before we began this project,  
5 we did a survey of the Bay Hundred area. And  
6 we had a total of 183 people that responded to  
7 that survey. Of those that responded, there  
8 were 70 percent that said they were interested  
9 in having a center in the Bay Hundred area and  
10 St. Michaels.

11 Of course, there were some that live  
12 closer to Tilghman, wish it would be in  
13 Tilghman, but unfortunately we're unable to do  
14 both sites.

15 I just want everyone to know at one point  
16 in the early '70s there had been a center in  
17 St. Michaels. A lot of people do not realize  
18 that. And then everything eventually moved to  
19 Easton.

20 We need to look out for the people in that  
21 area, and I live down there as well, that don't

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1 want to drive that 25, 30 miles to come to  
2 Easton. I've had so many people come into my  
3 office and say I would come to the center more  
4 often, I would participate more often, but I  
5 don't want to come to Easton. Even outside of  
6 the area, when I'm at church events and things,  
7 they'll tell me why don't you do something in  
8 the St. Michaels area.

9 So I think this is a win-win situation.  
10 It will be an opportunity for the seniors as  
11 well as the youth to work together.  
12 Intergenerational programs is one of the things  
13 that we're really very interested in.

14 I just want to give you a little bit of  
15 demographics. I had a gentleman that prepared  
16 a document that showed that the Bay Hundred  
17 area has the greatest concentration of elderly  
18 people. Right now Bay Hundred has the average  
19 age is 55.7 years. The percent over 65 is  
20 34.8 percent. So we're looking at a good  
21 number of people that would be able to come to

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1 the center that don't come to Easton.

2 And we definitely are looking forward to  
3 your support. Thank you.

4 MR. GUNTHER: As Childene mentioned, just  
5 looking at the demographics of the Bay Hundred  
6 area, if you look at the numbers of people that  
7 are over the age of 60, that percentage climbs  
8 to almost 45 percent of the population, which  
9 is the largest in the county.

10 In terms of the mission of aging services  
11 currently, our goal is to keep people in their  
12 homes longer, for them to remain active, for  
13 them to remain healthier.

14 And as our population grows, not only just  
15 to 60 plus, but to 80 plus and to 85 plus,  
16 those folks need the opportunities to  
17 participate in physical fitness activities and  
18 educational programs. And we see this site as  
19 certainly a great opportunity to serve the Bay  
20 Hundred area in St. Michaels and to keep  
21 people as a part of the community and keep them



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1 in their homes, which is definitely what people  
2 want in 2017.  
3 Thank you for your support.  
4 MR. PACK: Thank you. Bill.  
5 SPEAKER: Chairman of the Brooklett's Place  
6 Talbot Senior Center Advisory Council.  
7 I just want to register our strong support  
8 for this grant application. We're in the midst  
9 of applying for accreditation as a senior  
10 center to the National Institute of Senior  
11 Centers. And part of that process is causing  
12 us to relook at and update our strategic plan  
13 and looking at the environmental scan. And we  
14 certainly see everything that Gary and Childene  
15 have pointed out.  
16 So we strongly support this. We think  
17 it's a great -- we think Brooklett's Place is  
18 very, very successful, but we don't serve all  
19 the citizens, all the residents of Talbot  
20 County. And this will give us a chance to do  
21 that.

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1 It's about 24 miles from Brooklett's Place  
2 to Tilghman Island. About the same distance to  
3 Neavitt. And having a center in St. Michaels  
4 will greatly increase our opportunity to serve  
5 and support the citizens here. And I'm one of  
6 them.  
7 Thank you.  
8 MR. PACK: Thank you all for coming up and  
9 giving us an overview.  
10 As Delegate Mautz makes his way up to the  
11 table, I want to give him an opportunity to  
12 also address Council on this, and as he does  
13 so, I want to say hi to Ms. Jesse, our former  
14 director of the Senior Center. I want to say  
15 hi to her. I notice her back there in the  
16 audience as well. Ms. Jesse, good to see you.  
17 Delegate Mautz, the floor is yours.  
18 DELEGATE MAUTZ: Thank you. Good  
19 afternoon. It's great to be back home. We do  
20 so much traveling. You come home to Talbot  
21 County, it's like wow, it's been a while since

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1 I've been able to stop, sit down, and talk.  
2 But we've spoken about this project, and  
3 just wanted to let the Council know that I  
4 expect the delegation, we will send letters of  
5 support for the grant request.  
6 We put a bond bill in last session to try  
7 to get some funding to get the project going.  
8 The bond bill was unsuccessful. But that  
9 generally is the case with bond bills.  
10 Oftentimes you'll have to put them in for  
11 numerous years before they're approved.  
12 The idea of a bond bill is still out  
13 there. So we could request the CDBG grant,  
14 depending on what comes in with that grant. If  
15 we need additional funding, we can follow up  
16 with another bond bill.  
17 And I'm excited about the project.  
18 St. Michaels native, and the benefits go  
19 without saying what that will do for the  
20 community.  
21 So I just wanted to say thank you. It's

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1 great to be with you.  
2 MR. PACK: Thank you, sir, for coming out.  
3 The public hearing will go ahead and start  
4 now. Ms. Price has the timer. If you're  
5 coming up to the table, if you wouldn't mind  
6 giving us your name and your address. We'll  
7 give you three minutes if you're speaking for  
8 yourself. We'll give you five minutes if  
9 you're speaking for a group or association.  
10 Please give us that name of that association  
11 when you come to the table.  
12 So if we're ready, Council, we'll start  
13 with the public hearing. And I'll start to my  
14 left on the first row. Anyone on the first row  
15 to address the St. Michaels Senior Center and  
16 YMCA?  
17 MS. MORRIS: Good evening. I'm Priscilla  
18 Morris, and I live at 23251 Maple Hall Road in  
19 Claiborne.  
20 I'm here to support it wholeheartedly. It  
21 is personal for me now that my parents are both



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1 gone, and I'm responsible for an adult  
2 intellectually disabled brother.  
3 He is able to go to the Senior Center  
4 sometimes now, and he's willing and able to  
5 volunteer, but he also benefits from the  
6 services.  
7 However, he can't drive. He's not  
8 competent to negotiate public transportation,  
9 even if there was such. And it's difficult to  
10 get him to Easton because it's an hour out of  
11 the day. And if you're working, that's a  
12 significant burden.  
13 It would be possible for him to get to the  
14 St. Michaels by a number of routes because  
15 it's a 20-minute round trip and not an hour.  
16 On Maple Hall Road, there is six  
17 households. There are two adult disabled  
18 persons who could not drive. Another household  
19 has a nonagenarian. It's just a really good  
20 idea.  
21 And from a business perspective, I support

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1 the idea that the two institutions are coming  
2 together in a partnership because the  
3 demographics are obviously not as good as  
4 Easton. So the resources of both institutions  
5 ought to make it a workable plan.  
6 But certainly there's a need in Claiborne  
7 and on down the peninsula to Tilghman  
8 obviously. It just gets more and more of an  
9 onerous round trip. So I support.  
10 MR. PACK: Priscilla, thank you very much.  
11 Good seeing you again.  
12 Second row, with Robbie's row there,  
13 anyone on that row? Tracy? You're not going  
14 to say anything different than Robbie; are you?  
15 MS. COHEE: Hello, my name is Tracy Cohee.  
16 And I actually live at 302 (inaudible) Place in  
17 Easton, but I work at the St. Michaels Family  
18 YMCA. I am the executive director there, and  
19 my son also goes to school at St. Michaels  
20 High School.  
21 So I'm very entrenched in the

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1 St. Michaels community. I've been there since  
2 we opened ten years ago, and I have come to  
3 love all of our members that are there.  
4 Over two-thirds of our membership at the  
5 St. Michaels facility are over the age 62,  
6 whether they're individual seniors or couples  
7 that come in and join the Y. So we definitely  
8 have a large number of seniors that could  
9 benefit from having additional resources other  
10 than the ones that we currently provide with  
11 exercise classes. I think having the  
12 continuing education to help keep the mind fit  
13 as well as the body, having meal service  
14 available, and expanded availability is  
15 definitely something that is high priority for  
16 that area.  
17 Even though a lot of tourists come to  
18 St. Michaels, and we all know that a lot of  
19 money is spent in that community, that doesn't  
20 necessarily mean that there's a lot of income.  
21 And people who live down there, not everybody

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1 is available to access services.  
2 And I think it would be great. So I hope  
3 you would support it, consider it. And I  
4 appreciate your time.  
5 MR. PACK: Thank you, Tracy. Good seeing  
6 you again.  
7 Let's go to the next row there. Oh, we  
8 have another one, I'm sorry. Come forward.  
9 MS. CARRIAGE: Thank you. Hi, my name is  
10 Joyce Carriage. I live at 24629 Beverly Road  
11 in St. Michaels. My husband and I made our  
12 home there 26 years ago. So long-term  
13 residents.  
14 Members of the Talbot County Council,  
15 thank you for the opportunity to share my  
16 thoughts regarding senior programs offered at  
17 the Y and to strongly encourage you to advocate  
18 in support of the proposed Department of  
19 Housing and Community Development funding for  
20 our new St. Michaels Family YMCA and Senior  
21 Center.

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1 As you know, we are planning to build a  
2 new full facility YMCA in St. Michaels.  
3 Together, the St. Michaels and Talbot County  
4 have created a unique partnership using an  
5 efficient shared facility use model to offer  
6 traditional YMCA programs, along with expanded  
7 services and programs for seniors living in  
8 St. Michaels in the greater Bay Hundred area.  
9 This is a brilliant idea. One facility for all  
10 under one roof. The benefits will be  
11 extraordinary.  
12 The current storefront YMCA facility in  
13 St. Michaels is truly a cornerstone in the Bay  
14 Hundred community for singles and families,  
15 both young and old. Today, 65 percent of our  
16 members are seniors. Our Y is a safe place  
17 where we come together to exercise, learn,  
18 socialize, and share experiences. We focus on  
19 welcoming everyone into our Y family and  
20 purposefully offer supplemental financial  
21 support to encourage full participation.

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1 Not every Bay Hundred senior can safely  
2 drive into Easton to partake of their aquatic  
3 exercise and swimming programs, learn to play  
4 tennis, or teach the grandchildren how to play  
5 basketball on indoor courts. Within a short  
6 drive, our new Y will enable us to do those  
7 things.  
8 As an active member of the Y for over 20  
9 years, I love that the Y provides the  
10 opportunity for young members to meet and get  
11 to know us older members. I love that they see  
12 us continuing to be active, trying new things  
13 like Zumba and ballet dance classes, spinning  
14 classes, lifting weights, and sweating, just  
15 like they do.  
16 I love that they see examples of lifelong  
17 commitments to health and wellbeing. I love  
18 that we work together to build gingerbread  
19 houses with the young who learn for the first  
20 time how to do it from the seniors who share  
21 their expertise in baking and assembly. I love

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1 that we are providing good role models for the  
2 young.  
3 I look forward to offering programs  
4 whereby the young members can provide  
5 instruction on establishing Facebook and  
6 Instagram accounts for those seniors who long  
7 to learn these skills. Encouraging interaction  
8 that promotes mutual respect for the young and  
9 old alike will go a long way towards a better  
10 community for us all.  
11 With the kitchen facilities planned for  
12 the new Y, we will serve scheduled meals to  
13 seniors offering not just nutritional benefits  
14 but important social benefits as well. There  
15 will be a table for us all to share and  
16 interact. We will use this room to help  
17 educate seniors on issues of importance, such  
18 as tax planning, emergency preparedness, and  
19 perhaps CPR instruction.  
20 We will offer cooking classes, focusing on  
21 using healthy and local ingredients and include

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1 nutritional counseling. We will offer cultural  
2 programs focusing on art, music, and dance. We  
3 will discuss upcoming community programs and  
4 solicit senior volunteers who can and want to  
5 stay involved in the greater community.  
6 One more paragraph.  
7 MR. PACK: Go ahead.  
8 MS. CARRIAGE: It has been proven that  
9 those who exercise on a regular basis, eat in a  
10 healthy manner, participate in lifelong  
11 learning, volunteer in a meaningful way, and  
12 feel a connection to their local community and  
13 participate in intergenerational opportunities  
14 live longer, healthier, and happier lives, and  
15 this is how I want to live.  
16 The St. Michaels YMCA and Senior Center  
17 will offer benefits not just to our members but  
18 to the greater community at large. We are  
19 counting on you to secure the funding that will  
20 help to make this important vision a reality.  
21 Thank you.



<p>1 MR. PACK: Thank you very much. Very well 2 stated. 3 MS. CARRIAGE: Thank you. 4 MR. PACK: Anyone else from that row 5 there, second row? No. 6 Let's move to the third row there, right 7 behind Robbie. Anyone in that third row? 8 Don't be shy. Come on up. No? Okay. 9 Move to the fourth row, then. Anyone in 10 that fourth row there? Okay. 11 If not, back there in that troubled row, 12 the back row there. The troublemaker, come on 13 up troublemaker. There you go, our 14 superintendent. 15 How you doing, Kelly? 16 DR. GRIFFITH: I really wasn't. 17 MR. PACK: Good seeing you. 18 DR. GRIFFITH: It's good to see you all as 19 well. 20 I wanted to speak on behalf of support of 21 the YMCA. As you know, we work very closely</p>	<p>1 after school with all my friends. I know 2 they're going to have a teen center. It's a 3 great place to hang out, work out, and 4 exercise. We will all love to go there. 5 Another student noted it will be great to 6 have the YMCA right here at our school. I 7 think it will bring lots of times when we can 8 help out at the Y where they need students for 9 their programs, projects, or to help the senior 10 citizens. We can't always go there during the 11 school day right now. But if they're right 12 next door on our campus, we can partner with 13 them to bring a lot more programs to their 14 YMCA. 15 The parent and PE teacher was Kevin Baum. 16 He's a teacher at St. Michaels Elementary 17 School but also a parent. Both of his boys go 18 to school there. As both a parent and PE 19 teacher in this community, I feel having a YMCA 20 on campus would be a tremendous resource. I am 21 a huge advocate for having more movement</p>
<p>1 with the YMCA. 2 Talbot County Public Schools, Kelly 3 Griffith. I have two addresses. 28730 Earth 4 Lite Road, Wye Mills, but I also reside at 12 5 Magnolia Street, Easton. 6 MR. PACK: Yes. 7 DR. GRIFFITH: So I'm here to talk in 8 support of the Y. And I felt that there have 9 been many times where we've had this 10 conversation. So I actually asked a couple of 11 students what they thought about having the 12 YMCA on their school campus. So I'm going to 13 share with you their words. And then I also 14 asked a parent and a teacher. So I will just, 15 if you will indulge me, I will just share their 16 thoughts. 17 This is from a student. This is a great 18 opportunity for our school community. We will 19 have it right by our school. My mom right now 20 won't let me walk to the YMCA from school. So 21 when it's here, I get to go right next door</p>	<p>1 opportunities for students and staff. This 2 YMCA would provide a safe and healthy place for 3 our students to utilize after school and 4 anytime. It's a win-win situation for me and 5 for all of the St. Michaels community. 6 So I do fully support the YMCA. I think 7 it's great that they're combining the Senior 8 Center as well. And the board supports the 9 project as well. We just had Robbie come and 10 do an update at our last board meeting. And 11 they're all in full support. 12 So thank you very much. 13 MR. PACK: Thank you, Superintendent. 14 DR. GRIFFITH: Absolutely. 15 MR. PACK: Anyone else from that row there 16 back there? 17 Let's move over to the right side of the 18 room. Anyone on the first row who wish to 19 speak? 20 MS. RAMSEY: Good afternoon. 21 MR. PACK: Good afternoon.</p>



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1 MS. RAMSEY: I'm Lori Ramsey at 217 Dobson  
2 Avenue in St. Michaels, Maryland. Been a  
3 resident of the Bay Hundred area about three  
4 years now, and am also a board member of Talbot  
5 Village Connections, which is an organization  
6 that's been developed actually organized by the  
7 county to help those of us aging in place  
8 because it is -- the folks here are aging in  
9 place at a much faster pace than the rest of  
10 Maryland.  
11 And it's going to be overwhelming our  
12 social services here in the county. And so  
13 they're looking at doing private and public  
14 partnerships, very similar to what the YMCA is  
15 looking at doing here today.  
16 It's a fantastic allocation of resources.  
17 It's a wonderful trifecta of government,  
18 nonprofit. I had three there, right.  
19 Government, nonprofit, and organizations that  
20 are private as well.  
21 Talbot Village Connections has been

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1 working closely with the YMCA in hopes of  
2 having some office hours there in  
3 St. Michaels. There's a great need in the Bay  
4 Hundred area for these types of services in  
5 helping people stay in their homes as long as  
6 possible so they're not a burden on the social  
7 services organizations.  
8 So I'm here to represent Talbot Village  
9 Connections and hope for your support with this  
10 budget allocation. And I believe I have some  
11 other neighbors here from St. Michaels as  
12 well.  
13 MR. PACK: Sure. Thank you, Ms. Ramsey.  
14 MS. HINES: I'll get up. You're coming  
15 in. Hi, I'm Ann Hines, and I live right  
16 downtown in St. Michaels at 114 Gray Street.  
17 And I moved here in 2000 and didn't know a  
18 single person. And I think the YMCA is one of  
19 those opportunities for people to move to a  
20 community and get involved with a wide variety  
21 of activities. I joined the Y and didn't even

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1 go there for more than four years. But to me  
2 it was an important step to support a really  
3 cool activity in our town.  
4 And I hope that going forward with this, I  
5 think you're getting a ground swell of support  
6 for it, that this will just be the beginning of  
7 opportunities to pursue financing to make this  
8 happen.  
9 Certainly shared use of space is the way  
10 of the future. Having buildings sit unused is  
11 just not smart, it's not creating a sustainable  
12 community. So I think this is innovative, it's  
13 brilliant, it will bless the community, it will  
14 help, I'm in that category, so the aging folks  
15 in St. Michaels.  
16 But it's bigger than that. It really is a  
17 main part of our community. I hope you'll  
18 support it.  
19 MR. PACK: Thank you. Ladies, anyone else  
20 in this first row? Hello.  
21 MS. THEUNE: My name is Dottie Theune, and I

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1 live at 111 Grace Street right in the middle of  
2 town.  
3 The projection are -- let me just begin by  
4 saying that the graying of the Eastern Shore is  
5 a very popular topic now. There's articles  
6 been written and talks have been given about  
7 the aging of our country and the graying of the  
8 Eastern Shore.  
9 The projection is that by 2020, Talbot  
10 County will be 40 percent folks that are over  
11 65. So we've heard how well the Senior Center  
12 in Easton is doing. And I've been there and  
13 I've taken courses there. But if 40 percent of  
14 Talbot County in 2020, that's only in a couple  
15 of years, will be over 65, we need to provide  
16 more facilities for seniors.  
17 So I heartedly (sic.) endorse the Senior  
18 Center at the Y in St. Michaels.  
19 MR. PACK: Thank you, ma'am.  
20 Anyone else on the first row? You can  
21 step in. You wish to speak.

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1 MS. PAUL: Hi. Thank you. Thank you for  
2 the opportunity to speak. Do you need our  
3 name?  
4 MR. PACK: Yes, ma'am, and your address.  
5 MS. PAUL: My name is Gloria Paul, and I  
6 reside at 7490 Train Lane in Bozman, Maryland.  
7 I agree with the preceding speaker  
8 regarding her comments regarding the graying of  
9 Talbot County. I will be having my 64th  
10 birthday this year. Some people have called it  
11 the Beatles birthday. And their song begs the  
12 question. Will you still need me, will you  
13 still feed me when I'm 64.  
14 And I think in a more, not in the literal  
15 sense, but in a more broad sense, I think that  
16 the co-location of the community center --  
17 excuse me, the Senior Center, pardon me, with  
18 the YMCA is a wonderful answer. It will create  
19 greater opportunities to serve the senior  
20 community in the St. Michaels and Bay Hundred  
21 area. And because it will provide additional

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1 space for seniors, that also creates an  
2 opportunity for additional space to become  
3 available for all members of the community.  
4 So while it is a proposal for a Senior  
5 Center co-located with the YMCA, it actually is  
6 providing additional space that all members of  
7 the community will be able to use by freeing up  
8 space that now is used to serve seniors as well  
9 as those other members.  
10 So one of those functions are providing  
11 meals for seniors. So will you still feed me.  
12 And will you still need me is to provide for  
13 all of the other elements, many of the elements  
14 of life that I guess feed human nature, feed  
15 the soul, opportunities for physical fitness,  
16 opportunities to enjoy music, art,  
17 companionships, learning how to keep up with  
18 technology, and so many other things, services  
19 that will be provided.  
20 So I am in great support of the Community  
21 Block Development Grant to co-locate a Talbot

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1 County Senior Center in the same facility as  
2 the YMCA. And I thank you.  
3 MR. PACK: Thank you, Ms. Paul.  
4 Okay. If that's all in the first row,  
5 we'll move now to the second row. Anyone in  
6 the second row there? Okay.  
7 We'll move now to the third row. Anyone  
8 there in the third row? Okay.  
9 We're going to jump back to the fourth  
10 row, and then we're going to go back to the  
11 back row. I think that's just all staff back  
12 there. I see Angela. Anybody either to your  
13 right or to your left, Angela, want to speak?  
14 No. Okay.  
15 Did anyone come in late on either side? I  
16 know just Ms. Paul came in late. Did anyone  
17 come in late on the left side that want to  
18 speak? No, okay. I just want to make sure.  
19 Okay, Council. What's your pleasure on  
20 the public hearing at this time?  
21 MS. PRICE: Close the public hearing.

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1 MR. PACK: Any objection? The public  
2 hearing is going to be closed at this time.  
3 This is on the Community Development Block  
4 Grant application for St. Michaels Family YMCA  
5 and Senior Center project. We've heard from  
6 the community on this application.  
7 And this matter is eligible to be moved to  
8 a vote tonight. Is there any Council comment  
9 at this time on the matter?  
10 MS. PRICE: The only thing I would say is  
11 just to make sure that you all know that this  
12 is a grant application for federal funds. This  
13 is not a budget item for the County Council.  
14 So while we're I assume all of us very, very  
15 supportive of the application, it is not local  
16 funds. It is an application that we're making  
17 for grant purposes.  
18 I heard a couple of people say they were  
19 supportive of the budget matter. It's like  
20 it's not a Council budget matter. So I think  
21 you probably all most know that. But

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1 definitely very supportive in bringing the  
2 youth and the seniors together to help each  
3 other and work with each other I think is a  
4 wonderful opportunity as well.

5 MR. PACK: That's a good point, Ms. Price.  
6 Mr. Callahan, any comments from you, sir?

7 MR. CALLAHAN: I'm looking forward to it.  
8 And Robbie has done a great job getting it to  
9 this point. A lot of people have been involved  
10 in it, and I'm glad to support it.

11 MR. PACK: Mr. Bartlett.

12 MR. BARTLETT: I have to say at first I  
13 was skeptical of the idea. But as time went on  
14 and as we had meetings and discussions  
15 internally and in listening to the public  
16 hearing, obviously there's a great ground swell  
17 of support for it.

18 My concerns had to do with simply the  
19 separation of students from the public. But  
20 from a practical point of view, we had the same  
21 situation at the Easton Middle School now. The

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1 kids get out of school and they go across the  
2 street to the Y anyway. So it's the same sort  
3 of concern, and I know that everyone is going  
4 to be mindful of those issues.

5 But the benefit of mixing the  
6 intergenerational young kids with the senior  
7 citizens is an added bonus. And I want to take  
8 my hat off to the board at the Y and to Robbie  
9 Gill and to Childene and her group for putting  
10 their thinking caps on and figuring out a way  
11 to make this all happen.

12 It's very exciting. And we'll do our part  
13 as a County Council to support this effort and  
14 go after these grant monies that we hope will  
15 be put to good use. Congratulations.

16 MR. PACK: Thank you. I think George said  
17 it's a brilliant idea in your comments.

18 SPEAKER: Thank you.

19 MR. PACK: And it is. Sorry to say I  
20 didn't think of it. But Robbie did.

21 And when they came to us and Mr. Bartlett

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1 and I heard the idea, we first said this is  
2 never going to work. But the more we sat down  
3 and started listening to Robbie and listening  
4 to Childene and she got her survey together and  
5 then the numbers start coming back, and we knew  
6 that the Bay Hundred area was an area that, as  
7 many of you have said, had a large  
8 representation of our senior population in that  
9 area. And yes, the distance from down into  
10 Wittman and Bozman trying to get up to  
11 St. Michaels can be very pragmatic, and we all  
12 know about transportation here in the county  
13 and on the shore.

14 So as we heard more of the plan, we grew  
15 not just to like it but to love it. And this  
16 Council, I'm sure as you will hear shortly once  
17 this is introduced, got right behind it.

18 Andy Hollis, our county manager, he and  
19 his office did a lot of legwork in trying to  
20 make sure that the grant money could be there,  
21 the application could be filed appropriately,

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1 and that's what we're doing here today.

2 I want to say also just for full  
3 disclosure, we have met, Ms. Williams and  
4 myself and Mr. Hollis, with Roy Myers, the  
5 president of St. Michaels Council, as well as  
6 Mr. Bibb. Delegate Mautz had us down at his  
7 place for dinner, and we were able to talk over  
8 the project. And Ms. Brooks was there as well,  
9 don't want to forget her. And come to an  
10 agreement. There wasn't any disagreements, but  
11 we came to a more fortified agreement. Let me  
12 put it that way. That the project must go  
13 forward and that both parties, both the town  
14 government and this county government, are  
15 fully supporting of it.

16 And again, brilliant idea, Robbie. Hats  
17 off to you, Andy, Childene for all your hard  
18 work. And Gary, you as well. I don't want to  
19 leave you out as well.

20 With those comments being addressed, Madam  
21 Secretary, we now have introduction to an

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1 administrative resolution. If you wouldn't  
2 mind reading that resolution at this time,  
3 please.  
4 SECRETARY: Administrative resolution.  
5 Whereas, the State of Maryland, through  
6 the Department of Housing and Community  
7 Development, has solicited applications from  
8 eligible jurisdictions to apply for funding  
9 under the Maryland Community Development Block  
10 Grant, CDBG, program.  
11 Whereas, Talbot County is eligible to  
12 apply for funds from the Maryland CDBG program  
13 through the Maryland Department of Housing and  
14 Community Development.  
15 And whereas, the Talbot County Council has  
16 held the required public hearing related to the  
17 formulation of a YMCA of the Chesapeake's block  
18 grant application on May 23, 2017.  
19 And whereas, the Talbot County Council  
20 understands and acknowledges that they would be  
21 responsible for the completion of grant

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1 activities and any corrective actions,  
2 including the repayment of funds, if necessary.  
3 Now, therefore, be it resolved that the  
4 County Council of Talbot County, Maryland,  
5 authorizes the submission of a grant  
6 application for the Community Development Block  
7 Grant funds in the amount of \$800,000 for the  
8 construction of the new St. Michaels Family  
9 YMCA, which will include expanded programs and  
10 services for senior citizens living in the  
11 St. Michaels and Bay Hundred area through a  
12 shared use model with the location of the  
13 project being at the St. Michaels Middle High  
14 School facility located at 200 Seymour Avenue,  
15 St. Michaels, Maryland 21663.  
16 Be it further resolved that the Talbot  
17 County manager is authorized and empowered to  
18 execute any and all documents required for the  
19 submission of the grant application.  
20 Given under our hands in the great seal of  
21 Talbot County this 23rd day of May in the year

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1 of our Lord, 2017.  
2 MR. PACK: Thank you, Madam Secretary.  
3 Mr. Kupersmith, the public hearing has  
4 satisfied the pre-application requirements?  
5 MR. KUPERSMITH: Yes, that's correct.  
6 MR. PACK: Thank you, sir.  
7 The resolution is now before Council for a  
8 vote. Is there a motion on the application?  
9 I'm sorry, on the resolution. I'm getting  
10 ahead of myself.  
11 MS. PRICE: Make a motion to vote on this  
12 resolution.  
13 MR. BARTLETT: I'll second it.  
14 MR. PACK: Motion is made by Ms. Price.  
15 Seconded by Mr. Bartlett. Any further comment  
16 on the resolution?  
17 Hearing none, Madam Secretary, please call  
18 your roll on the administrative resolution.  
19 SECRETARY: Mr. Pack.  
20 MR. PACK: Aye.  
21 SECRETARY: Ms. Price.

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1 MS. PRICE: Aye.  
2 SECRETARY: Mr. Bartlett.  
3 MR. BARTLETT: Aye.  
4 SECRETARY: Mr. Callahan.  
5 MR. CALLAHAN: Aye.  
6 MR. PACK: Is there a vote left by  
7 Ms. Williams, Mr. Kupersmith, on the  
8 resolution?  
9 MR. KUPERSMITH: Yes, there is.  
10 Ms. Williams votes aye.  
11 MR. PACK: Very good. It is unanimous.  
12 The resolution passed for the CDBG grant for  
13 the St. Michaels YMCA and Senior Center.  
14 Thank you all for coming out and sharing  
15 your thoughts with us. We really appreciate  
16 it. And we'll give you a few moments those who  
17 want to exit the room at this time. Okay.  
18 Moving right along, next item before  
19 Council is the request by the Talbot County  
20 Board of Education for categorizing the budget  
21 transfer.



**SAM Search Results**  
**List of records matching your search for :**  
**Record Status: Active**  
**DUNS Number: 029110582**

**Functional Area: Entity Management, Performance Information**

**No Search Results**





**SAM Search Results**  
**List of records matching your search for :**  
**Record Status: Active**  
**DUNS Number: 061466240**

**Functional Area: Entity Management, Performance Information**

**No Search Results**



**PART A**

**PROJECT DESCRIPTION: Describe the proposed project in detail. Include location and specific activities to be undertaken.**

The YMCA will build a 24,000 square foot, shared-use facility on the grounds of St. Michaels High School (200 Seymour Ave, St Michaels, MD 21663). This new facility will provide additional resources and opportunities for local residents, students, not-for-profit organizations, churches, and services groups to meet the needs of the St. Michaels and Bay Hundred communities.

A significant part of the shared-use model will provide a central location for expanded programs and services for underserved seniors living in the region.

YMCA of the Chesapeake, Talbot County, and Talbot County Senior Center are working collaboratively to address a significant deficit in service identified by the region's service providers and quantified by the work of the Business, Economic, and Community Outreach Network (BEACON) of the Franklin P. Perdue School of Business (report attached).

The full-scale Y facility will cost \$5.9 Million and will include:

- Warm water exercise and teaching pool
- Wellness center
- Child Watch/Nursery
- Gymnasium
- Locker Rooms
- Teen Center
- Sauna
- Two Large Group Exercise Rooms
- Multipurpose program and meeting space

The \$800,000 being sought from CDBG will cover:

- Sitework
- Sitework materials
  - Water Supply Piping, Fittings, etc.
  - Sewer & Drain Piping, Fittings, etc.
  - Storm Water Structures, Piping, Fittings, etc.
  - Bike Rack
  - Handicap Parking Signs
  - Curb Stops
  - Sediment and Erosion Control
- Kitchen equipment materials
  - Beverage Air two door refrigerator (Energy star rated)
  - Beverage Air single door reach in refrigerator (Energy star rated)
  - Hoshizaki flaked ice machine with Hoshizaki water filter
  - Bakers Pride single deck electric non-vented convection oven
  - CMA low temp undercounter dish machine w/ sustainer heater
  - Eagle stainless table with galvanized legs and undershelf
  - Eagle three well hot food table w/ sneeze guard and serving shelves
- Sealcoat and restripe existing parking in front of the Gym

## AGREEMENT

by and between

YMCA OF THE CHESAPEAKE, INC.  
AND  
TALBOT COUNTY, MARYLAND

Re: Shared use of space within the planned St. Michaels Family YMCA  
for a new Talbot County Senior Center use

**THIS AGREEMENT ("Agreement")** executed in duplicate, and made effective on this 17th day of April, 2017, by and between the **YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE CHESAPEAKE, INC.**, a Maryland non-stock corporation ("**YMCA**"), and **TALBOT COUNTY, MARYLAND**, a charter county and political subdivision of the State of Maryland ("**County**").

**WHEREAS**, pursuant to a lease dated the 21<sup>st</sup> day of May 2015 by and between the YMCA and the Talbot County Board of Education ("**Lease**"), the YMCA has a leasehold interest as a tenant in and to a portion of the property known as 100 Seymour Avenue, St. Michaels, Talbot County, Maryland, which portion is shown and depicted as \_\_\_\_\_ ("**Premises**") on the plan sheet titled \_\_\_\_\_, prepared by Lane Engineering, LLC, and dated \_\_\_\_\_ ("**Site Plan**"), which Site Plan is incorporated by reference herein and is attached hereto as Exhibit A; and

**WHEREAS**, during the calendar years of 2017 and 2018, the YMCA intends to construct a new building to house the St. Michaels Family YMCA ("**St. Michaels YMCA Facility**") and various associated site improvements on the Premises, which building and site improvements are shown on the Site Plan; and

**WHEREAS**, the County desires to facilitate services for senior citizens in the St. Michaels region; and

**WHEREAS**, the YMCA has indicated a willingness to make available, on a non-exclusive basis, areas within the St. Michaels YMCA Facility to provide the County, and/or its designee, with adequate space to offer services and programming for senior citizens ("**Talbot County Senior Center Use**"); and

**WHEREAS**, the Talbot County Board of Education has adopted a Resolution approving the use of the St. Michaels YMCA Facility for use as a Talbot County Senior Center facility in accordance with Education Article § 7-108 (g), Md. Ann. Code; and,

**WHEREAS**, in exchange for the establishment and use of the Talbot County Senior Center Use within the St. Michaels YMCA Facility for the full duration of this Agreement, on a nonexclusive basis, the County has agreed to pursue certain grant opportunities (as set forth

below), and to contribute any and all awarded grant funds towards the construction of the St. Michaels YMCA Facility, subject to the terms and conditions of any specific grant award(s); and

**WHEREAS**, the YMCA and the County enter into this Agreement to memorialize their respective rights and obligations under the agreed upon arrangement.

**NOW, THEREFORE WITNESSETH**, that for and in consideration of the mutual premises, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the YMCA and the County do hereby agree as follows:

**I. TERM.** This Agreement shall be valid and binding during the term of the Lease, which extends through May 21, 2114, and as may be extended through renewal ("**Term**"). Upon the termination of the Lease, for any reason whatsoever, this Agreement shall also terminate and neither party shall have any further liability to the other hereunder.

**II. DESCRIPTION OF SHARED USE SPACE.** During the Term of this Agreement, and only for the purposes set forth herein, the County shall have the right to utilize, on a non-exclusive basis, a portion of the St. Michaels YMCA Facility and any other site improvements located on the Premises (all such areas hereinafter collectively referred to as the "**Shared Use Space**"). The YMCA reserves for itself the right to utilize the Shared Use Space at all times that do not unreasonably interfere with the County's use of the Shared Use Space to provide the Minimum Senior Center Requirements (as that term is defined below). The YMCA also reserves the right to authorize others to use the Shared Use Space so long as such use by others does not unreasonably interfere with the County's use of the Shared Use Space to provide the Minimum Senior Center Requirements (as that term is defined below).

**III. DESCRIPTION OF MINIMUM SENIOR CENTER REQUIREMENTS.** At a minimum, the County's use of the Shared Use Space shall be sufficient to allow for the provision of senior center programming that meets the following requirements:

1. Occurring no less than three (3) days per week;
2. Occurring for no less than six (6) hours per day; and
3. Occurring for no less than one hundred and fifty (150) days per calendar year.

In the event state or federal law changes these minimum requirements, the County and the YMCA shall work cooperatively together to determine if any change(s) to the arrangement set forth in this Agreement shall be required to maintain and/or to fulfill any award of grant funding received pursuant to Section V 1 and or V 2 of this Agreement, and if the parties determine that any change(s) shall be required for such purposes, then the County and the YMCA shall work cooperatively together to implement reasonable changes to the arrangement set forth in this Agreement that are determined to be necessary to maintain and/or fulfill such grant funding, and if made, those changes will be memorialized in writing, signed by both parties, and automatically incorporated by reference herein. The requirements listed above in Subparagraphs III. 1 – 3 shall be collectively referred to hereinafter as "**Minimum Senior**



**Center Requirements**". Notwithstanding anything to the contrary contained herein, if the County and/or Upper Shore Aging, Inc. shall be unsuccessful in securing the grant award described in Section V. 2. of this Agreement, then the County and the YMCA shall discard the Minimum Senior Center Requirements specified above and work cooperatively together to determine a reasonable arrangement for senior center use by the County of the Shared Use Space, taking into account the range of programs and activities typically available in senior centers, such as those referred to in Section VII. 3. of this Agreement (the "**Alternative Senior Center Requirements**"). Any such Alternative Senior Center Requirements shall be memorialized in writing, signed by both parties, and automatically incorporated by reference herein.

**IV. OBLIGATIONS OF THE YMCA.** During the Term of this Agreement, the YMCA shall:

1. Be solely responsible for the design and construction of the St. Michaels YMCA Facility, including the design and construction of the Shared Use Space;
2. Be solely responsible for the maintenance of the Shared Use Space, except for any maintenance or repairs required under Subparagraphs V. 6 or V. 7 of this Agreement;
3. Be solely responsible for furnishing and maintaining all fixtures required within the Shared Use Space that are reasonably necessary to satisfy the Minimum Senior Center Requirements or, if applicable, the Alternative Senior Center Requirements, except for any maintenance or repairs required under Subparagraph V. 7 of this Agreement;
4. Be solely responsible for all costs associated with supplying the Shared Use Space with the utility services that are reasonably necessary to satisfy the Minimum Senior Center Requirements or, if applicable, the Alternative Senior Center Requirements;
5. Maintain comprehensive general liability insurance covering all of its operations, activities, liabilities and obligations on the Premises, having limits of no less than One Million Dollars (\$1,000,000.00) per occurrence, and no less than Five Million Dollars (\$5,000,000.00) of additional umbrella coverage, and which lists the County as an additional insured party;
6. Construct, operate and maintain, and permit the County to use the St. Michaels YMCA Facility consistent with all applicable grant requirements, conditions, or obligations assumed by the County as a condition of any grant funding provided for construction of the St. Michaels YMCA Facility; and
7. Cooperate fully with the County to achieve the objectives of this Agreement.

**V. OBLIGATIONS OF THE COUNTY.** During the Term of this Agreement, the County shall:

1. Pursue, in good faith and to the best of its abilities, the following grant opportunities:

a. A FY 2018 Community Development Block Grant from the Maryland Department of Housing and Community Development, in an amount up to Eight Hundred Thousand Dollars (\$800,000.00), it being understood by the parties that the submittal deadline for this grant application is June 2017 (tentative), and the award date is July 2017 (tentative); and

b. A FY 2018 Program Open Space Grant from the Maryland Department of Natural Resources, in an amount sufficient to pay for at least ninety percent (90%) of the total cost of: (i) the resurfacing the three (3) existing tennis courts that are shown and depicted on the Site Plan as "EXISTING TENNIS COURTS TO REMAIN"; and (ii) the construction of the three (3) new tennis courts that are shown and depicted on the Site Plan as "RELOCATED TENNIS COURTS"; it being understood by the parties that the submittal deadline for this grant application is July 1, 2017 (tentative), and the award date is September 2017 (tentative);

2. Ensure that Upper Shore Aging, Inc. pursues, in good faith and to the best of its abilities, a FY 2019 Senior Center Capital Improvement Grant from the Maryland Department of Aging, in an amount of at least Eight Hundred Thousand Dollars (\$800,000.00), it being understood by the parties that the submittal deadline for this grant application is July 2017 (tentative), and the award date is June 2018 (tentative);

3. Ensure that the Town of St. Michaels pursues, in good faith and to the best of its abilities, a FY 2019 Community Parks and Playgrounds Grant from the Maryland Department of Natural Resources, in an amount sufficient to pay for at least one hundred percent (100%) of the total cost of: (i) the resurfacing the three (3) existing tennis courts that are shown and depicted on the Site Plan as "EXISTING TENNIS COURTS TO REMAIN"; and (ii) the construction of the three (3) new tennis courts that are shown and depicted on the Site Plan as "RELOCATED TENNIS COURTS"; it being understood by the parties that the submittal deadline for this grant application is August 2017 (tentative), and the award date is June 2018 (tentative); provided, however, the parties acknowledge and agree that if the County shall be awarded the grant described under Subparagraph V. 1. b. above, then the County's obligation under this Subparagraph V. 3. shall be fully discharged;

4. Promptly make available to the YMCA, and/or ensure that Upper Shore Aging, Inc. and/or the Town of St. Michaels promptly make available to the YMCA, subject to any applicable requirements or limitations of any specific grant award, all funds awarded from any and all of the sources listed above, for the purposes of offsetting the construction costs of the St. Michaels YMCA Facility;

5. Ensure at all times, that the Senior Center Use, its employees, agents and other invitees: (i) use the St. Michaels YMCA Facility and all improvements, furniture, fixtures and equipment located thereon, carefully and for only reasonable purposes; (ii) operate all programs and activities in a safe and lawful manner; and (iii) restore the Shared Use Space to a

neat and orderly condition within a reasonable time period following the cessation of any daily activities and/or programming;

6. Promptly repair, at its cost, any damage to the St. Michaels YMCA Facility caused by the negligence or the willful misconduct of its employees, agents or other invitees.

7. Ensure that all its employees, agents and other invitees follow all rules promulgated by the YMCA under the authority of Subparagraph VI. 5 of this Agreement;

8. Maintain comprehensive general liability insurance covering all of its operations, activities, liabilities and obligations on the Premises, having limits of no less than One Million Dollars (\$1,000,000.00) per occurrence, and no less than Five Million Dollars (\$5,000,000.00) of additional umbrella coverage, and which lists the YMCA as an additional insured party;

9. Perform, and comply strictly with all applicable grant requirements, including all requirements related to administration and reporting; and

10. Cooperate fully with the YMCA to achieve the objectives of this Agreement.

**VI. RIGHTS OF THE YMCA.** Notwithstanding anything to the contrary contained herein, during the Term of this Agreement, the YMCA shall have the following rights, which rights shall be in addition to and not in place of any other rights the YMCA may have under the Lease, and/or at law or in equity:

1. The right to require all persons entering the St. Michaels YMCA Facility to submit to and pass, to the satisfaction of the YMCA, in its sole and absolute discretion, a sex offender screening process for the purposes of maintaining a safe and secure environment;

2. The right to exclude from the St. Michaels YMCA Facility and/or the Premises, any individuals who loiter, cause damage or disturbance, or engage in any unsafe and/or illegal activity;

3. The right to make any changes to the St. Michaels YMCA Facility, and/or the Premises, at any time, and from time to time, without requiring the consent of the County, provided that the Minimum Senior Center Requirements or, if applicable, the Alternative Senior Center Requirements shall be maintained;

4. The right to, in the event of an emergency, take whatever actions are deemed reasonably necessary to protect persons or property;

5. The right at any time, and from time to time, promulgate reasonable rules to ensure safety, security and order within the St. Michaels YMCA Facility and the Premises; and

6. The right to determine which portion(s) of the Shared Use Space the County may use and when the County may use such, provided, however, that such space and schedule shall at all times be adequate to meet the Minimum Senior Center Requirements or, if applicable, the Alternative Senior Center Requirements. Notwithstanding the above, the YMCA shall work cooperatively with the County's service provider to accommodate reasonable preferences regarding schedule and space allocation for the Talbot County Senior Center Use.

**VII. RIGHTS OF THE COUNTY.** Notwithstanding anything to the contrary contained herein, during the Term of this Agreement, the County shall have the following rights, which rights shall be in addition to and not in place of any other rights the County may have at law or in equity:

1. Scheduled access to the Shared Use Space, during all normal business hours, for the purposes of providing programming and activities for the Talbot County Senior Center Use; and

2. The right to delegate its responsibilities for the operation of the Senior Center Use to a service provider of its choosing (e.g. Upper Shore Aging, Inc.); provided, however, that notwithstanding any such delegation that may be approved, the County shall remain fully responsible for its obligations under this Agreement.

3. YMCA shall collaborate with, and not unreasonably withhold consent from, the County's service provider in offering programs or activities generally offered or typically available in senior centers. The parties acknowledge that the County's service provider is expected to develop and offer senior center programming to include such things as congregate meals, social activities and events, exercise programs, health and well-being screening and programs, and educational and informational events, taking into consideration the evolving needs of the senior population over time.

**VIII. QUALIFIED RIGHTS OF THE COUNTY.** With the prior approval of the YMCA, which approval shall not be unreasonably withheld, conditioned or delayed, the County shall have the following rights:

1. The right to erect signage on the St. Michaels YMCA Facility;

2. The right to hold fundraising events or other special activities in the Shared Use Space; and

3. The right to partner with one or more vendors or other providers to offer special programming or activities for the Talbot County Senior Center Use.

**IX. OTHER PROVISIONS.**

1. **Binding on Successors.** This Agreement shall inure to the benefit of and be binding upon the parties hereto, their respective agents, successors and assigns.

2. **Governing Law.** This Agreement and the rights and obligations of the parties hereto shall be determined in accordance with Maryland law and in Maryland courts.

3. **Hold Harmless.** The Parties hereto agree to hold the other harmless to the maximum extent permitted by law.

4. **No Waiver of Immunity.** The Parties hereto expressly do not intend to waive charitable and/or governmental immunity.

5. **No Agency Created.** Nothing contained herein shall be construed as creating any agency, partnership, or other form of joint enterprise between the parties.

6. **Notices.** All notices pursuant to this Agreement shall be addressed to:

If to the YMCA:

Young Men's Christian Association of the Chesapeake, Inc.  
Attention: Robbie Gill, CEO  
202 Peachblossom Road  
Easton, MD 21601  
E-mail: [rgill@ymcachesapeake.org](mailto:rgill@ymcachesapeake.org)

With a copy to:

Zach Smith, Esq.  
Armistead, Lee, Rust & Wright, P.A.  
114 Bay Street, Building C  
Easton, MD 21601  
E-mail: [zachsmith@alrwlaw.com](mailto:zachsmith@alrwlaw.com)

If to the County:

Talbot County, Maryland  
Attention: Andrew Hollis, County Manager  
11 N. Washington Street  
Easton, MD 21601  
E-mail: [ahollis@talbgov.org](mailto:ahollis@talbgov.org)

With a copy to:

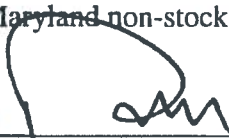
Anthony Kupersmith, Esq.  
Talbot County Office of Law  
11 N. Washington Street  
Easton, MD 21601  
E-mail: [akupersmith@talbgov.org](mailto:akupersmith@talbgov.org)

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their proper and duly authorized officers.

ATTEST:

  
\_\_\_\_\_

YOUNG MEN'S CHRISTIAN  
ASSOCIATION OF THE CHESAPEAKE,  
INC.,  
a Maryland non-stock corporation

By:  (SEAL)  
Name: Richard J. Bodorff  
Its: Chairman, F. Bodorff

Date of Execution: 04/17/17

"YMCA"

ATTEST:

Susan W. Moran

TALBOT COUNTY, MARYLAND,  
a charter county and political subdivision of  
the State of Maryland

By:  (SEAL)  
Name: Jennifer Williams  
Its: President, Talbot County Council

Date of Execution: 4/13/2017

"County"



## PART B

### PROJECT NEED/IMPACT:

**Describe the need for the proposed project.**

**Include statistics and other documentation supporting the described need.**

**Discuss how the project will make an impact on the described need?**

**The current St. Michaels YMCA facility is not large enough to meet the growing needs and address the increasing opportunities to impact seniors, youth, and families in the St. Michaels and Bay Hundred region.**

In 2010, the Y expanded the 2,400 square foot St Michaels facility to 6,000 square feet to better serve the needs of the growing community. Since then, membership has grown from 600 members to over 1,900, reaching nearly half of the population of St. Michaels and the Bay Hundred region.

*"With over 30% of our service area identified as obese, an aging population, and an 11% diabetes rate, there has never been a greater opportunity for the YMCA to step to the forefront and support the goals and ambitions of all our community members that want to build healthy habits."*

The YMCA provides a full complement of health and wellness programs that engage members in developing healthy habits and healthy lifestyles. The YMCA is currently partnering with the CDC to pilot a high blood pressure program, focused on positively impacting African American males with a history of high blood pressure. The YMCA is also exploring opportunities to provide diabetes prevention programming across the shore.

A \$5.9M expansion is currently underway and will create a 24,000 square foot, shared-use facility on the grounds of St. Michaels High School (200 Seymour Ave, St Michaels, MD 21663). This new facility will provide additional resources and opportunities for local residents, students, not-for-profit organizations, churches, and services groups to meet the needs of the St. Michaels and Bay Hundred communities. A significant part of the shared-use model will provide a central location for expanded programs and services for underserved seniors living in the region.

YMCA of the Chesapeake, Talbot County, and Talbot County Senior Center are working collaboratively to address a significant deficit in service identified by the region's service providers and quantified by the work of the Business, Economic, and Community Outreach Network (BEACON) of the Franklin P. Perdue School of Business.

#### **BEACON Needs Assessment\***

BEACON, in partnership with the Talbot County Senior Center, designed and administered a comprehensive needs assessment survey to determine the feasibility of launching a dedicated senior center in the St. Michaels/ Bay Hundred Area. The Talbot County Senior Center currently has a senior center at Brookletts Place, Easton, MD that was established to serve the entire senior population in Talbot County. However, there are remote areas in the county that make it difficult for some residents to participate - specifically those of St. Michaels and the Bay Hundred region.

A total of 183 respondents participated in the BEACON survey. The relevant findings from the survey are summarized below:

- 70% are interested in having a dedicated senior center in the St. Michaels area that would be open five days a week.
- Respondents indicated a preference for the center to be open at least three days a week with 57% of respondents preferring it to be open five days per week. This would offer greater accessibility and flexibility as the current partnership with the St. Michaels Community Center only has programming for seniors on Wednesdays.
- 97% are open to paying a small fee to help finance the cost of some of the programming.

Demographics

- 41% of survey respondents were from the immediate St. Michaels area, Tilghman: 19%.
- 62% of the respondents reported two people currently living in their household
- 66% of the respondents were female.
- **81% of the respondents were between the ages of 60-79**
- 76% were Caucasian/White.
- 66% of the respondents hold at least an Associate's degree with 32% having attained a Graduate degree.
- 68% of respondents reported having a household income of at least \$36,000

#### Programming

- The most popular types of classes residents would like to see are Exercise Classes, Health Screenings, Health Workshops, iPad Classes, Yoga Classes, Elder Law Clinics, Workshops on Long-Term Care, and Music/Entertainment.

#### Impact

Residents of the St. Michaels and Bay Hundred communities, youth, adults with lower incomes, and older adults have very limited access to programs and services offered in Easton due to transportation and/or capacity issues. This impacts the quality of life of those living in the St. Michaels and Bay Hundred communities. Building a full facility YMCA at St. Michaels High School will ensure:

- older adults will have access to a full complement of health and wellness programs; activities that build important social connections and regular meals through a partnership with Talbot County and Upper Shore Aging
- students have a safe place after school to engage in enrichment-based programs
- the surrounding lower income community will have access to every program and service provided by the YMCA regardless of their ability to pay
- a place where everyone feels welcomed and comes together as a community

The newly constructed St. Michaels Family YMCA will:

- be a budget neutral operation while meeting key community needs
- provide financial assistance to those who need help
- fund its portion of maintenance reserves

**Talbot County Senior Center  
Senior Programming Needs Assessment  
For the Bay Hundred Area**

Summary of Survey Findings

December 2016

**BEACON**  
Business Economic and Community Outreach Network  
At Salisbury University

# **Talbot County Senior Center Senior Programming Needs Assessment for the Bay Hundred Area**

## **Summary of Survey Findings**

### **Introduction**

The Business, Economic, and Community Outreach Network (BEACON) of the Franklin P. Perdue School of Business, in partnership with the Talbot County Senior Center, designed and administered a comprehensive needs assessment survey. The findings from this survey will be used to inform the deliberations of the Talbot County Senior Center decision makers regarding the need for senior programming in the Bay Hundred Area of Talbot County, Maryland.

The needs assessment process began with the design of an online survey instrument with a paper copy option. Once the survey was developed and approved by the leadership of the Talbot Senior Center, it was released online and heavily promoted. Paper copies of the survey were also given out to those who requested. A total of 183 respondents participated in the survey. The findings from the survey are summarized below:

### **Summary of the Findings from the Survey**

The Talbot County Senior Center currently has a senior center at Brookletts Place that was established to serve the entire senior population in Talbot County. However, there are remotes areas in the county that make it difficult for some residents to participate. The following survey findings are intended to be used to determine the feasibility of launching a dedicated senior center in the St. Michaels/ Bay Hundred Area. Based on these findings, the majority of the current residents are interested in having a dedicated senior center in the St. Michaels area that would be open five days a week. Of the 183 survey respondents, 70% said they would be interested in attending a dedicated senior center in St. Michaels with only 9% of the respondents answering NO. Approximately 20% of the

respondents were uncertain if they would attend a center in St. Michaels. The most frequent reason for a NO or UNCERTAIN response was the location in St. Michaels being too far away from where a respondent lives. Many participants stated in their open ended responses that a center closer to Tilghman or Easton would be more beneficial. Another reason provided was that some current residents are too young right now, but would probably attend the center in the future when they reach a certain age. Time of day, activities offered, and scheduling conflicts rounded out the top five open ended responses on why residents would not attend a senior center in St. Michaels or were uncertain about their attendance if one opened.

Respondents also indicated a preference for the center to be open at least three days a week with the majority (57% of respondents) preferring it to be open five days per week. This would offer greater accessibility and flexibility as the current partnership with the St. Michaels Community Center only has programming for seniors on Wednesdays. Residents also seem open to paying a small fee to help finance the cost of some of the programming while only 3% of respondents are not willing to.

In terms of programming, the most popular types of classes residents would like to see are Exercise Classes, Health Screenings, Health Workshops, and iPad Classes. Each of these activities had an interest level of HIGH/VERY HIGH from at least 60% of the respondents. Yoga Classes, Elder Law Clinics, Workshops on Long-Term Care, and Music/Entertainment each received an interest level of HIGH from over 50% of respondents. Respondents are the least interested in Bridge Classes, Mahjong Classes, One Stroke Painting, and Oil Painting. Each of these activities had an interest level of LOW/VERY LOW/NOT AT ALL INTERESTED from at least 70% of the respondents. Tai Chi, Line Dancing, Zumba, Ceramics, Arts & Crafts, Beginners Computer Classes, and Spanish Classes all received an interest level of LOW or below from at least 60% of the respondents. Programs/services respondents wanted to see other than the ones

listed above were Travel/Trips, Bible Study, Cooking Classes, Knitting and Crocheting Classes. For Travel/Trips, respondents would like to visit Eastern Shore Islands, Art Centers, Historical Sites, and Museums.

In terms of demographics, the majority of survey respondents were from the St. Michaels area (41%) followed by Tilghman at 19%. 62% of the respondents reported two people currently living in their household and 66% of the respondents were female. 81% of the respondents were between the ages of 60-79 and about 76% were Caucasian/White. 66% of the respondents hold at least an Associate's degree with 32% having attained a Graduate degree. Finally the majority of respondents reported having a household income of at least \$36,000 (68%).

Respectfully submitted.

The BEACON Team (December 2016)

**PART B WORKSHEET**

***NOTE: First time applicants must provide a copy of the most recent audit and copy of the most recent single audit.***

**1. As CDBG funds are "Gap" financing, did you pursue appropriate other funds from state, federal agencies and/or private sources?**

- Talbot County will be applying for a Maryland Department of Aging Senior Citizen Activities Center Capital Improvement Grant in the amount of \$800,000 in July 2017.
- The YMCA applied for a State of Maryland Bond Bill in the amount of \$500,000 that was not awarded (rejection letter attached) but intend to apply again for state support in the spring of 2018.

**What other funding sources did you pursue for this project?**

The YMCA formed a Capital Campaign Committee for the project and have been working on individual asks for private donations. They have not launched a large public campaign and intend to secure private donations and grant funds to fund the project.

The YMCA has 61 commitments in hand that will be paid over a 5 year period and have just received a \$500,000 commitment toward the project from a private foundation.

Additional donations and funding are, and will continue to be pursued.

**What is the status of those requests?**

The YMCA of the Chesapeake has secured pledges from organizations and individuals as well as requested funding from the following foundations:

- PENDING Mid-Shore Community Foundation: \$200,000
- PENDING Rotary Club of St. Michaels: \$25,000
- PENDING Bryan Brothers: \$25,000
- Pledges and commitments from organizations/foundations: \$625,000
- Pledges and commitments from individuals: \$2,077,603.45

**2. Please provide copies of award and rejection letters.**

Attached:

- Rejection: MYRC
- Rejection: Bond Bill from the State of Maryland

**3. Please provide financial information for the applicant and, if applicable, the proposed subrecipient or developer. Specifically, provide the annual budget for the current year including all existing debt.**

Attached:

- YMCA Budget
- Talbot County Budget
- YMCA Audit

Larry Hogan  
Governor

Rona E. Kramer  
Secretary



Boyd K. Rutherford  
Lt. Governor

## DEPARTMENT OF AGING

May 31, 2017

R. Andrew Hollis  
County Manager, Talbot County  
11 North Washington St.  
Easton, MD 21601

Dear Mr. Hollis,

The Maryland Department of Aging (MDoA) acknowledges that it is the intention of Talbot County to apply for a Senior Center Capital Improvement Grant through MDoA for the St. Michaels YMCA/Senior Center project.

MDoA is aware that Talbot County has also applied for a Community Development Block Grant (CDBG) through Maryland Department of Housing and Community Development for \$800,000 for this project. MDoA capital grants are announced in May with applications due at the end of July. Award notification is made following the legislative session, which ends in April of the following year. In accordance with MDoA guidelines, MDoA funds are only made available after completion of the project, after all other expenses have been paid, and other grant sources such as CDBG have been utilized.

Please do not hesitate to contact me if you have any further questions. I can be reached at 410-767-2635 or [phillip.fleischer@maryland.gov](mailto:phillip.fleischer@maryland.gov).

Very truly yours,

Phillip Fleischer  
Senior Center Capital Improvement Program Manager

CC: Gary Gunther, Upper Shore Aging, Inc.



ADDIE C. ECKARDT  
Legislative District 37  
Caroline, Dorchester, Talbot,  
and Wicomico Counties

Budget and Taxation Committee

Health and Human Services  
Subcommittee

*Joint Committees*

Administrative, Executive,  
and Legislative Review

Audit

Children, Youth, and Families

Fair Practices and  
State Personnel Oversight

Pensions



THE SENATE OF MARYLAND  
ANNAPOLIS, MARYLAND 21401

*Annapolis Office*  
James Senate Office Building  
11 Bladen Street, Room 322  
Annapolis, Maryland 21401  
410-841-3590 • 301-858-3590  
800-492-7122 Ext. 3590  
Fax 410-841-3087 • 301-858-3087  
Adelaide.Eckardt@senate.state.md.us

*District Office*  
601 Locust Street, Suite 202  
Cambridge, MD 21613  
410-221-6561

To: Heather Moore  
YMCA of the Chesapeake, Inc.  
111-1 E. Dover Street  
Easton, MD 21601

Dear Heather,

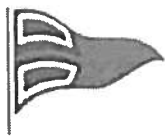
April 3, 2017

Thank you so much for being involved in the Legislative Capital Bond Initiatives Program this year. It is a highly competitive process. The legislature designate \$13 million for Legislative Capital Bond Initiatives. Unfortunately, the YMCA was not awarded a grant from the State. The Capital Budget initially came in without any funding for legislative initiatives because of the Governor's concern for the increasing state debt. We had a previous commitment from the Governor for two projects in our district for this year. This may have impacted the result of the awards.

Please do not hesitate to reach out to us during the interim about possibilities for next year.  
Thank you, again.

Best Regards,

  
Senator Addie C. Eckardt



# MRYC FOUNDATION

*Supporting Youth Maritime Sports and Education*

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## MRYC Foundation

606A N Talbot St # 115  
St Michaels, MD 21663

410-921-6792  
info@mrycfoundation.org  
www.mrycfoundation.org

---

### Board of Directors

Steve Clineburg  
George Dixon  
Maggie Jarboe  
Richard Kelly  
Marshall Patterson  
Lori Ramsey

April 21, 2017

Ms. Tracey J. Cohee  
St. Michaels Family YMCA  
1013 S. Talbot Street  
St. Michaels, Md. 21663

Dear Tracey,

Thank you for your request for funds to help support the St. Michaels Family Y capital project. We are all thrilled that this project is going forward.

The mission of the MRYC Foundation is to support various programs to get kids out on the water. Once the Y is built please apply again as the mission would be aligned with our mission.

Regards,



Maggie Jarboe

Grants Chair

MRYC Foundation

**Internal Revenue Service**

**Department of the Treasury**

District  
Director

Baltimore District

31 Hopkins Plaza, Baltimore, Md. 21201

Person to Contact:  
EP/EO Tax Examiner

► Young Mens Christian Association of  
Talbot County, Inc.  
P.O. Box 127  
Easton, MD. 21601

Telephone Number:  
(410) 962-6058

Refer Reply to:  
EP/EO:CSU  
Room 817

Date: **MAY 28 1994**

Dear Sir/Madam:

This is in response to your inquiry dated May 3, 1994, requesting a  
• copy of the letter which granted tax exempt status to the above named  
organization.

Our records show that the organization was granted exemption from Federal  
Income Tax under section 501(c)(3) of the Internal Revenue Code  
effective November 1955. We have also determined that the  
organization is not a private foundation because it is described in  
section 509(a)(2).

Donors may deduct contributions to you under section 170 of the Code.

As of January 1, 1984, you are liable for taxes under the Federal Insurance  
Contributions Act (social security taxes) on remuneration of \$100 or more you  
pay to each of your employees during a calendar year. You are not liable for  
the tax imposed under the Federal Unemployment Tax Act (FUTA).

You are required to file Form 990, Return of Organization Exempt From Income  
Tax, only if your gross receipts each year are normally more than \$25,000.  
However, if you receive a Form 990 package in the mail, please file the return  
even if you do not exceed the gross receipts test. If you are not required to  
file, simply attach the label provided, check the box in the heading to  
indicate that your annual gross receipts are normally \$25,000 or less, and  
sign the return.

A copy of our letter certifying the status of the organization is not available,  
however, this letter may be used to verify your tax-exempt status.

Because this letter could help resolve any questions about your exempt status,  
it should be kept in your permanent records.

Sincerely yours,



Paul M. Harrington  
District Director

## FAX COVER SHEET OF YMCA

**TO:** Internal Revenue Service –  
Exempt Organizations Determinations

**FAX NO:** (855) 204-6184

**FROM:** Robert L. Gill, CEO

**DATE:** April 8, 2014

**RE:** Report of Name Change & Request for Affirmation Letter  
Young Men's Christian Association of the Chesapeake, Inc.  
EIN 52-0646895

---

Ladies & Gentlemen:

I have attached a letter reporting the change of name of Young Men's Christian Association of Talbot County, Inc. to Young Men's Christian Association of the Chesapeake, Inc., effective May 2, 2011. Please update your records to reflect this change.

Also, please forward an affirmation letter reflecting the revised name and our 501(c)(3) status to me at the above address.

Should you require any additional information, please do not hesitate to contact me.

YOUNG MEN'S CHRISTIAN ASSOCIATION  
OF THE CHESAPEAKE, INC.

By:



Robert L. Gill, Chief Executive Officer

Attachments



FOR YOUTH DEVELOPMENT®  
FOR HEALTHY LIVING  
FOR SOCIAL RESPONSIBILITY

April 8, 2014

VIA FAX (855) 204-6184  
Internal Revenue Service  
Exempt Organizations Determinations  
Room 4024  
P. O. Box 2508  
Cincinnati, OH 45201

**Re: Young Men's Christian Association of the Chesapeake, Inc.  
(f/k/a Young Men's Christian Association of Talbot County, Inc.)  
EIN 52-0646895**

Ladies & Gentlemen:

The purpose of this letter is to update your records to reflect a change in the name of the above entity. As a result of the filing of Articles of Amendment with the Maryland State Department of Assessments and Taxation on May 2, 2011, the name of the entity associated with the above Federal Tax ID Number has been changed as follows:

**OLD LEGAL NAME OF ENTITY:** Young Men's Christian Association of Talbot County, Inc.

**NEW LEGAL NAME OF ENTITY:** Young Men's Christian Association of the Chesapeake, Inc.

I have attached a copy of the Articles of Amendment and filing acknowledgment for your reference.

Please confirm receipt of this notice by return mail.

Sincerely yours,

Robert L. Gill,  
Chief Executive Officer

Attachments

# CORPORATE CHARTER APPROVAL SHEET

\*\*EXPEDITED SERVICE\*\*

\*\* KEEP WITH DOCUMENT \*\*

DOCUMENT CODE 09A BUSINESS CODE \_\_\_\_\_

# 000249409

Close \_\_\_\_\_ Stock \_\_\_\_\_ Nonstock \_\_\_\_\_

P.A. \_\_\_\_\_ Religious \_\_\_\_\_

Merging (Transferor) \_\_\_\_\_

Surviving (Transferee) \_\_\_\_\_



1000362001703976

ID # D00249409 ACK # 1000362001703976  
PAGES: 0002  
YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE  
CHESAPEAKE, INC.

MAIL  
BACK

05/02/2011 AT 12:51 P M # 0003802110

New Name Young Mens Christian Association  
of the Chesapeake, Inc

## FEES REMITTED

Base Fee: 100  
Org. & Cap. Fee: \_\_\_\_\_  
Expedite Fee: 50  
Penalty: \_\_\_\_\_  
State Recordation Tax: \_\_\_\_\_  
State Transfer Tax: \_\_\_\_\_  
Certified Copies: \_\_\_\_\_  
Copy Fee: \_\_\_\_\_  
Certificates: \_\_\_\_\_  
Certificate of Status Fee: \_\_\_\_\_  
Personal Property Filings: \_\_\_\_\_  
Mail Processing Fee: 5  
Other: \_\_\_\_\_

TOTAL FEES: 155

☒ Change of Name  
☒ Change of Principal Office  
☒ Change of Resident Agent  
☒ Change of Resident Agent Address  
Resignation of Resident Agent  
Designation of Resident Agent  
and Resident Agent's Address  
Change of Business Code

Adoption of Assumed Name

Other Change(s)

Credit Card ☒ Check \_\_\_\_\_ Cash \_\_\_\_\_

Documents on \_\_\_\_\_ Checks \_\_\_\_\_

Approved By: 19

Keyed By: \_\_\_\_\_

COMMENT(S):

Code \_\_\_\_\_

Attention: \_\_\_\_\_

ROXANNE HARRISON  
BUILDING C  
114 BAY ST  
EASTON MD 21601-2815

CUST ID: 0002585530  
WORK ORDER: 0003802110  
DATE: 05-05-2011 10:37 PM  
AMT. PAID: \$155.00

ARTICLES OF AMENDMENTOFYOUNG MEN'S CHRISTIAN ASSOCIATION OF TALBOT COUNTY, INC.

YOUNG MEN'S CHRISTIAN ASSOCIATION OF TALBOT COUNTY, INC., a Maryland corporation (the "Corporation"), hereby certifies to the Maryland State Department of Assessments and Taxation as follows:

(1) The Charter of the Corporation is hereby amended as follows:

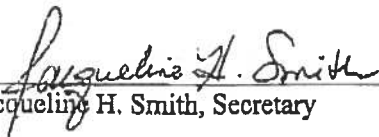
**FIRST:** The name of the corporation is changed to: **YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE CHESAPEAKE, INC.**

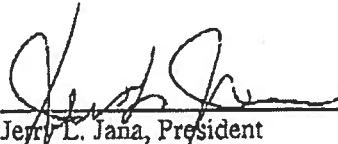
**SECOND:** The address of the principal office of the Corporation is changed from Dwight R. Robison, Dover and Wash. Sts., Easton, MD to: **202 Peachblossom Road, Easton, MD 21601.**

**THIRD:** The Resident Agent of the Corporation is changed from Dwight R. Robison, Dover and Wash. Sts., Odd Fellows Building, Easton, MD to: **Bruce C. Armistead, 114 Bay Street, Building C, Easton, MD 21601.** The Resident Agent is a citizen of the State of Maryland who actually resides in the State of Maryland.

(2) This amendment of the Charter of the Corporation has been approved by the Directors. There is no membership entitled to vote on amendments.

IN WITNESS WHEREOF, the undersigned President and Secretary swear under penalties of perjury that the foregoing is a corporate act.

  
Jacqueline H. Smith, Secretary

  
Jerry L. Jana, President

I HEREBY CONSENT TO SERVE AS RESIDENT AGENT FOR YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE CHESAPEAKE, INC.

  
Bruce C. Armistead

**RETURN TO:**

Bruce C. Armistead, Esq.  
Armistead, Griswold, Lee & Rust, P.A.  
114 Bay Street, Building C  
Easton, MD 21601

CUST ID:0002585530  
WORK ORDER:0003802110  
DATE:05-05-2011 10:37 PM  
AMT. PAID:\$155.00





**PART C**  
**COMMUNITY SUPPORT AND INVOLVEMENT:**

**Describe community involvement with developing this project and application.**

The YMCA and Senior Center have deep and broad penetration into the community. These organizations have come together on the St. Michaels YMCA Senior Center project in direct response to the needs expressed in those interactions. So far, 25+ residents have submitted letters of support for this project and 183 local residents participated in the BEACON survey. Local community organizations and residents have contributed financially and with countless volunteer hours to support and promote the project.

**Attach current letters of support for this project and the CDBG funding. *NOTE: This activity is separate from the public hearing(s).***

*Attached:*

- Johnny Mautz - MD House of Delegates, Member - Economic Matters Committee
- Gary Gunther - Executive Director, Upper Shore Aging Inc.
- Jennifer Marchi - Chairman, Talbot County Commission on Aging, Owner - Home Instead Senior Care
- Rev. Robert Brown - Pastor, New St. John's United Methodist Church
- Richard Bordorff - Chief Volunteer Officer YMCA of the Chesapeake
- Jo Ann Asparagus - Family Magistrate Circuit Court for Caroline County and Community Member
- Bill Shrieves - Chairman The Talbot Center Advisory Council
- Childlene Brooks - Manager Brookletts Place - Talbot County
- Philip Webster - Community Member
- Rev Dr. WMT Wallace Sr - Pastor Union United Methodist Church
- Constance Lindeman - Community Member
- Joyce and Nick Andes - - Community Members
- Linda Makorky - - Community Member
- Gloria Paul - Community Member
- Debbie Meredith - Community Member
- Bob Atlas - Community Member
- Paul Meredith - Community Member
- Doug Adams - Community Member
- Marge Richardson - Community Member
- Karen McCullough - Community Member
- Chris Dozier - Community Member
- Carol Dozier - Community Member
- Winifred Cowee - Community Member
- Joyce Kerridge - Community Member

JOHNNY MAUTZ  
Legislative District 37B  
Caroline, Dorchester, Talbot  
and Wicomico Counties

Economic Matters Committee



The Maryland House of Delegates  
6 Bladen Street, Room 323  
Annapolis, Maryland 21401  
410-841-3429 • 301-858-3429  
800-492-7122 Ext. 3429  
Fax 410-841-3523 • 301-858-3523  
Johnny.Mautz@house.state.md.us

THE MARYLAND HOUSE OF DELEGATES  
ANNAPOLIS, MARYLAND 21401

May 19, 2017

Ms. Cindy Stone  
Director  
Office of Community Programs  
Maryland DHCD  
7800 Harkins Road,  
Lanham, MD 20706

RE: St. Michaels Family YMCA Senior Center

Dear Ms. *Cindy* Stone:

I am contacting you in a dual capacity. Both in my position as a resident of the St. Michaels community and as Chairman of the Talbot County Delegation in Annapolis. I strongly support the new inter-generational YMCA that is being constructed in St. Michaels. As you may already know, this facility is officially named the St. Michaels Family YMCA Senior Center.

In my view, this project will touch the lives of children, middle aged and aging communities in the St. Michaels area, many of which cannot access services. In addition to fostering a new community foundation, it will also help to bridge gaps in our community and expand services that are available to our community members.

I am a St. Michaels native and deeply appreciate the benefits that the new St. Michaels Family YMCA and Senior Center will bring to our community. It is our hope that this project will qualify for support from the Maryland Department of Housing and Community Development.

Please feel free to contact me on my personal phone if I may be of assistance, (410) 310-6665.

Kind regards,

A handwritten signature in black ink, appearing to read 'Johnny Mautz'.

JOHNNY MAUTZ  
Member – Economic Matters Committee

*Thank You for your  
Support!!*



100 Schaubert Road  
Chestertown, Maryland 21620

(410) 778-6000  
FAX No. (410) 778-3562

May 22, 2017

Ms. Cindy Stone, Director  
Office of Community Programs  
Maryland DHCD  
7800 Harkins Road  
Lanham, MD 20706

RE: St. Michaels Family YMCA Senior Center

Dear Ms. Stone:

On behalf of Upper Shore Aging Inc., I express my strong support for the exciting new St. Michaels Family YMCA Senior Center and request that you support this grant application to the fullest extent possible and be an advocate for creative and collaborative work as demonstrated by the YMCA of the Chesapeake and Talbot County.

Our hope is that the Maryland Department of Housing and Community Development will award the program the requested grant funding so that the new center may support:

- Physical fitness programs that allow seniors to stay healthier and active
- Multiple educational classes to keep the minds of older adults stimulated
- Social activities to bring the senior community together

Upper Shore Aging Inc. envisions a stronger community that:

- Helps elders to remain and live well within the community for as long as possible
- Helps maintain and improve quality of life for Older Persons in the Bay Hundred region
- Allows seniors to remain active and participate in community activities

With our focus on community-building and increasing opportunities for the disadvantaged in the Mid Shore region, a facility such as the St. Michaels Family YMCA Senior Center is complementary to our mission by:

- Being located in an area with a high senior population (45% over the age of 60)
- Providing congregate meals for older adults
- Being a community focal point for aging services

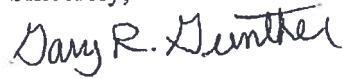
**"Ability is Ageless"**

This project will have a profound positive impact on the lives of seniors living in St. Michaels and the Bay Hundred Area by:

- ensuring every senior has access to programs and services regardless of their income level
- providing needed programs and services to older adults within the community they call home by eliminating transportation and access barriers
- providing a place for our community to come together

Thank you for your support.

Sincerely,

A handwritten signature in dark ink, reading "Gary R. Gunther". The signature is written in a cursive, flowing style.

Gary R. Gunther  
Executive Director  
Upper Shore Aging Inc.



## THE COMMISSIONERS OF ST. MICHAELS

SETTLED 1670-1680

INCORPORATED 1804

300 MILL STREET  
P.O. Box 206  
ST. MICHAELS, MD 21663

TELEPHONE: 410.745.9535

FACSIMILE: 410.745.3463

May 30, 2017

Ms. Cindy Stone  
Director  
Office of Community Programs  
Maryland DHCD  
7800 Harkins Road,  
Lanham, MD 20706

RE: St. Michaels Family YMCA Senior Center

Dear Ms. Stone:

On behalf of The Commissioners of St. Michaels, I express my support for the new St. Michaels Family YMCA Senior Center and request that you support this grant application to and be an advocate for creative and collaborative work as demonstrated by the YMCA of the Chesapeake and Talbot County.

Our hope is that the Maryland Department of Housing and Community Development will award the program the requested grant funding so that the new center may support:

- Wellness and Intergenerational Programs that support the seniors of the community as well as the youth of our community
- Summer and afterschool programming that supports the school age population

The Commissioners of St. Michaels envision a stronger community that:

- Helps elders to remain and live well within the community for as long as possible.
- Provides access to the YMCA facility for students without leaving the school property, while the YMCA benefits by having access to school amenities to augment their programs.

With our focus on community-building and increasing opportunities for the disadvantaged in the Mid Shore region, a facility such as the St. Michaels Family YMCA Senior Center is complementary to our mission by:

- Contributing to the overall quality of life for the community as a whole
- Being sensitive to meeting the needs of all residents with special needs and interests and those less fortunate

This project will have a positive impact on the lives of everyone living in St. Michaels and the Bay Hundred Area by:

- ensuring seniors and youth have access to programs and services regardless of their income level

- providing needed programs and services to older adults within the community they call home by eliminating transportation and access barriers
- providing a place for our community of all ages to come together

Thank you for your support.

Sincerely,



Roy B. Myers  
President  
The Commissioners of St. Michaels



Talbot County Commission on Aging

May 17, 2017

Ms. Cindy Stone  
Director  
Office of Community Programs  
Maryland DHCD  
7800 Harkins Road  
Lanham, MD 20706

RE: St. Michaels Family YMCA Senior Center

Dear Ms. Stone,

On behalf of the Talbot County Commission on Aging (TCCOA), I express our strong support for the exciting and much needed new **St. Michaels Family YMCA Senior Center**. We request that you support this grant application to the fullest extent possible and be an advocate for the creative and collaborative work which has been demonstrated by the YMCA of the Chesapeake and Talbot County.

Approximately 33.5% Talbot County residents are 60 years old and over. This is the highest percentage of seniors of all the Maryland counties. Dr. Memo Diriker of Salisbury University's Business Economic and Community Outreach Network (BEACON), projects this will increase to almost 37% in 2020. This puts our county in the position of more seniors with more needs and less in the terms of resources.

Residents of the St. Michaels and Bay Hundred communities, specifically the aging older adults, have very limited access to programs and services offered in Easton due to transportation and /or capacity issues. The distance from St. Michaels to the Easton YMCA and the Senior Center is approximately 11 miles and from the furthest point in Talbot County coming from Tilghman Island is 25 miles.

Building a full facility YMCA at St. Michaels High School will ensure our elder citizens easier access to programs and services aimed at the special needs of this population including:

- activities that build important social connections,
- exercise programs including warm water aerobics classes,
- specialized services (including tax filing support, art and music programs, social media education),
- full complement of health and wellness programs, and
- regular meals through a partnership with Talbot County and Upper Shore Aging.

In addition, lower income communities will have access to every program and service provided by the YMCA regardless of their ability to pay. The new St. Michaels YMCA will provide a place where everyone feels welcomed and comes together as one community.

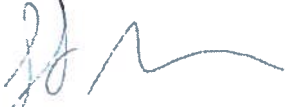
The current estimated cost for the project is \$5.8 million. The newly constructed St. Michaels Family YMCA will be a budget neutral operation which will meet the key specific community needs, providing financial assistance to those who need help and funding its portion of maintenance reserves. This letter of support is addresses to the Maryland Department of Housing and community Development in support of a grant application requesting \$800,000 in grant funding.

The TCCOA envisions a stronger community for all our seniors regardless of their location, that helps them maintain and improve their quality of life. With our focus on community building and increasing opportunities for the elderly in our county, a facility such as the St. Michaels Family YMCA Senior Center is complementary to our mission. This project will have a profound positive impact on the lives of seniors living in the St. Michaels and Bay Hundred Area by:

- ensuring every senior in our county has access to programs and services regardless of their income level,
- providing needed programs and services within their community by eliminating transportation and access barriers, and
- providing a place for our community in the St. Michaels and Bay Hundred areas to grow.

Thank you for your consideration of this important grant request.

Sincerely,



Jennifer Marchi  
Chairman, Talbot County Commission on Aging  
Owner, Home Instead Senior Care

CC: Talbot County Council





*New St. John's United Methodist Church  
9123 Tilghman Island Road  
Wittman, Maryland  
410-745-5084*

*Rev. Robert M. Brown, Pastor*

May 29, 2017

Subject: Letter of Support for St. Michaels Family YMCA/St. Michaels Senior Center

Greetings,

The members of New St. John's United Methodist Church would like to express their support for the St. Michaels Family YMCA/St. Michaels Senior Center. New St. John's members have eighty-eight members originally from the Bay Hundred area. Our membership starts as far as Easton and continues to Tilghman Island, Maryland. Approximately 85% of our members are over the age of sixty. We have several members that do not drive to Easton and must be transported, but they are still able to drive to St. Michaels. Since we are a community-based area this facility would really support the needs for our members. This will allow them to partake in various activities and still have quality of life.

It is our hope that you will consider placing the St. Michaels Senior Center with the YMCA that would be greatly supported by our church members and community.

Yours in Christ,  
Rev. Robert M. Brown, Pastor  
Officers and Members of New St. John's

RICHARD J. BODORFF

7926 Bloomfield Rd  
Easton, MD 21601

---

May 17, 2017

Ms. Cindy Stone, Director  
Office of Community Programs  
Maryland DHCD  
7800 Harkins Road  
Lanham, MD 20706

Re: St. Michaels Family YMCA/Senior Center

Dear Ms. Stone:

I write in my capacity as Chief Volunteer Officer of the YMCA of the Chesapeake ('YOC') to voice my enthusiastic support for YOC's application for an \$800,000 grant to help fund construction of a YMCA/Senior Center at St. Michaels, MD. It is difficult for me to imagine a better investment of State community development funds than for this facility.

Several years ago, a senior officer in the St. Michaels police force was asked what was the most important thing area not for profit organizations could do to help improve the quality of life in the community. Without a moment's hesitation he responded that they should develop programs for area youth in venues which would keep children off the streets and engaged in constructive activities, especially during the winter months and inclement weather. His words ring even more true today with the Governor's March 2017 declaration of a State of Emergency in the opioid crisis. As the saying goes, an idle mind is the devil's workshop.

YOC's proposed facility will be a place where area youth can congregate and be inspired to live useful and productive lives and not fall prey to the many temptations that surround them, a direct response to the police officer's challenge. The Y will include an indoor swimming pool, a gym, wellness facilities, meeting rooms, casual gathering areas, and a kitchen. And it will be located on School Board property adjacent to both the St. Michaels elementary and middle schools. Students will need to walk only a few steps to access the Y. Moreover, the Y will be available to everyone interested in membership. The YOC has never turned an applicant away for lack of ability to pay. In 2016, it provided \$1.2 million in scholarship funds to enable more than 11,000 persons on the Shore to become Y members.

The positive impact of the proposed Y upon area youth and the community will be extraordinary. How do I know? Because I have seen firsthand the impact that YOC's

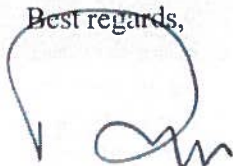
Ms. Cindy Stone, Director  
May 17, 2017  
Page 2

Easton facility has had on youth there. Like the proposed St. Michaels facility, it is located adjacent to an elementary and middle school. Half of all the children in the area participate in Y activities. During non-school hours, the Easton Y is overwhelmed with students of all races, many nationalities and from a full range of socioeconomic backgrounds. It is a melting pot which has served as a foundation for the development of strong kids for decades. The proposed Y will do the same for St. Michaels youth. Please help us make this so!

The proposed facility will also serve as a center for senior citizens as part of a unique partnership with Talbot County and Upper Shore Aging. It will provide health and wellness programs targeted to seniors, including warm water aerobics, tax preparation support, art and music classes, and regular meals. Last year, at a meeting of YOC leadership, it was determined that there was a compelling need to address senior citizen issues. This partnership will accomplish precisely that. And it will serve as a model for similar partnerships in adjacent counties, two of which have already expressed an interest in doing so.

The proposed YMCA/Senior Center will be a transformative event for the community. Its impact upon the quality of life in the area will be extraordinary. Please help us to make it a reality!

Best regards,

A handwritten signature in blue ink, appearing to read 'Richard J. Bodorff', with a stylized, looping flourish at the end.

Richard J. Bodorff



*The Second Judicial Circuit of Maryland*  
CIRCUIT COURT FOR CAROLINE COUNTY

JO ANN D. ASPARAGUS  
FAMILY MAGISTRATE

May 26, 2017

CAROLINE COUNTY COURT HOUSE  
109 MARKET STREET ROOM 200  
DENTON, MARYLAND 21629  
TELEPHONE: 410-479-4021  
FACSIMILE: 410-479-4063

Ms. Cindy Stone, Director  
Office of Community Programs  
Maryland DHCD  
7800 Harkins Road  
Lanham, Maryland 20706

RE: St. Michaels Family YMCA Senior Center

Dear Ms. Stone:

As a resident of the bustling Metropolis of McDaniel, Maryland located approximately three miles from St. Michaels, I am pleased to support wholeheartedly the new St. Michaels YMCA Senior Center. Accordingly, I would ask or beg you to support this expansion effort of the YMCA of the Chesapeake. It represents a monumental collaborative effort by the "Y" and Talbot County. Clearly, this is a project designed to provide maximum services to a population that is all too often underserved. Of particular note is the push to help elderly citizens remain in their communities for as long as possible. I am a member of the YMCA and utilize the warm pool as well as participate in water aerobics programs at the Easton location. It would be wonderful for less mobile seniors to have those opportunities as well as the ability to access all of the wonderful programs that would be offered. One cannot overlook the psychological benefits of having a user friendly facility that would for many people be a life line. Everyone is always treated with respect and welcomed with open arms.

Professionally, I encounter people of all ages on a regular basis who are simply atrophying because they feel trapped and isolated. The television is their only source of interaction. This does not have to be. Currently I serve on the Caroline County YMCA's advisory board and I cannot tell you the difference that facility has had on the rural town of Denton. St. Michaels needs what is being proposed and I hope that you will wholeheartedly support this grant application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jo Ann D. Asparagus', written over a horizontal line.

Jo Ann D. Asparagus

May 23, 2017

Ms. Cindy Stone  
Director  
Office of Community Programs  
Maryland DHCD  
7800 Harkins Road,  
Lanham, MD 20706

RE: St. Michaels Family YMCA Senior Center

Dear Ms. Stone:

On behalf of Brookletts Place – The Talbot Senior Advisory Council, I express our **strong support for the exciting new St. Michaels Family YMCA Senior Center** and request that you support this grant application to the fullest extent possible and be an advocate for creative and collaborative work as demonstrated by the YMCA of the Chesapeake and Talbot County.

At 33.5%, Talbot County has the highest percentage of residents 60 years old and older in the state. The Advisory Council is currently updating our strategic plan and access to senior center services for all residents of the county is a key initiative. Tilghman Island is 24 miles from the senior center in Easton. The location in St. Michaels will put services within reach of those residents.

Our hope is that the Maryland Department of Housing and Community Development will award the program the requested grant funding so that the new center may support:

- Meals for seniors
- Wellness programs
- Social engagement opportunities

Brookletts Place - The Talbot Senior Center Advisory Council envisions a stronger community that:

- Supports our vision to maximize opportunities for seniors to enjoy life and share experiences, connecting in an environment that is accessible to the County's diverse population.
- Helps seniors to remain and live well within the community for as long as possible.
- Helps maintain and improve quality of life for Older Persons in the Mid Shore region.

This project will have a profound positive impact on the lives of seniors living in St. Michaels and the Bay Hundred Area by:

- ensuring every senior has access to programs and services regardless of their income level
- providing needed programs and services to older adults within the community they call home by eliminating transportation and access barriers
- providing a place for our community to come together

Thank you for your support.

Sincerely,



Bill Shrieves  
Chairman  
Brookletts Place – The Talbot Center Advisory Council



Brookletts Place  
Talbot County Senior Center  
400 Brookletts Avenue  
Easton, MD 21601

410-822-2869  
Fax 410-820-9563

May 24, 2017

Councilman Jennifer Williams, President  
Talbot County Council  
11 N. Washington Street  
Easton, MD 21601

Dear Ms. Williams:

Thank you, Mr. Pack, Ms. Price, Mr. Bartlett and Mr. Callahan for your continued support of Brookletts Place Talbot County Senior Center and most especially for your support of the resolution authorizing the Community Block Grant Application for the joint venture between the St. Michaels Family YMCA and Upper Shore Aging, Inc.

A very special thank you also to Mr. Hollis for the role he has played in making much of this a reality. You have a County Manager who goes above and beyond to ensure that everything is in order.

As I noted during the hearing last night, the Bay Hundred area has the greatest concentration of seniors in the County so the new site will allow us to provide much needed services and programs to the citizens without them having to travel to Easton.

We will keep you posted on our outreach efforts in the area just in case one or more of you would like to join us. I also hope that you will be able to join us when we formally meet with the St. Michaels Commissioners.

Sincerely,

Childlene R. Brooks  
Manager Brookletts Place – Talbot County Senior Center

Cc: Andrew Hollis, County manager  
Gary Gunther, Executive Director Upper Shore Aging, Inc.  
Robbie Gill, CEO YMCA of the Chesapeake

**"Ability is Ageless"**

May 23, 2017

Ms. Cindy Stone  
Director  
Office of Community Programs  
Maryland DHCD  
7800 Harkins Road,  
Lanham, MD 20706

RE: St. Michaels Family YMCA and Senior Center

Dear Ms. Stone:

Having recently helped lead the Eastern Shore Land Conservancy Campaign that led to the derelict McCord Laundry Factory in Easton becoming the vital new Eastern Shore Conservation Center, I am very sensitive to the need for community development block grants to successfully complete such community-saving projects.

Therefore, on behalf of my family and a wide variety of friends from the Bay Hundred Community who use the St. Michaels Y or the Talbot Senior Center, I express my very strongest support for the much-needed new St. Michaels Family YMCA and Senior Center and request that you support the YMCA's grant application to the fullest extent possible and be an advocate for creative and collaborative work as demonstrated by the YMCA of the Chesapeake and Talbot County.

The current St. Michaels Y is critical to the physical and mental health of the residents of the Bay Hundred community, who rely on it almost daily to keep physically fit and involved. There is no other enrichment or wellness program providing the same services to the residents of the Bay Hundred peninsula. It is, however, constrained by its small size and its shopping center location outside the village center from serving many adult needs and specifically, the needs of the students who attend the St. Michaels school complex. The new location adjacent to that complex, with its increased capacity, will dramatically increase the Y's usage – already significant – by our citizens.

With the increased outreach to Bay Hundred seniors, who cannot now drive to the Talbot County Senior Center because of distance to Easton, the new St. Michaels Family YMCA and Senior Center will be a godsend, I am most familiar with the programs offered by the Talbot Senior Center at Brooklets Place, and look forward to those programs being offered close to home in the new facility, which will relieve some of the capacity constraints at Brooklets Place.

The St. Michaels YMCA and Senior Center will be a "game changer" for those who live between Easton and Tilghman Island, providing very significant health, social service and enrichment programs to the seniors, adults and children of our region. I urge your support, and plan to join you with my personal financial support. Thank you.

Philip J. Webster  
7930 Church Neck Road  
St. Michaels, MD 21663  
[piwebster@verizon.net](mailto:piwebster@verizon.net)  
410-745-58939



CONSTANCE T. LINDEMAN, OTR/L

7221 Drum Point Rd

St. Michaels, MD 21663

May 13, 2017

YMCA/TC

To whom it may concern,

As a long standing active member of the YMCA of St Michaels, Maryland I wish to express my sincere support for the for the expansion and partnership with the YMCA/TC Senior Center. This center will have a positive impact on our community in many ways.

I attend the Y two to five days a week to participate in various classes and to work out on the machines. The Y is a welcoming place for all. Many seniors from the Bay Hundred Area already are active members. Of the Y. I feel this partnership will encourage other seniors to join and improve their physical and mental state. Socialization is of utmost importance for the aging population. Many people in our area do not have adequate transportation. Some older people are no longer able to drive so getting into Easton is not possible. This will ensure that they can participate in healthy activities.

I wish to request that you support this grant applications to the fullest. Please advocate for this collaborative work.

A handwritten signature in cursive script, appearing to read "Constance T. Lindeman".

Constance T. Lindeman

UNION UNITED METHODIST CHURCH  
RAILROAD AVE. AND FREMONT ST.  
ST. MICHAELS, MD. 21663

29May2017

M's Cindy Stone  
Director Office of Community Programs  
Maryland DHCD  
7800 Harkins Rd.  
Lanham, Md. 20706

RE: St. Michaels Family YMCA Senior Center

From: Rev Dr. WMT Wallace Sr  
Pastor Union United Methodist Church  
Railroad Ave. and Fremont St.  
St. Michaels, Md. 21663

Dear M's Stone

Please accept this letter in support for the proposed YMCA Senior Center to be built in St. Michaels (Talbot County) Maryland. It is my understanding this center will enrich and enhance both seniors and youth of this area because:

- several of our citizens are unable to have fellowship with persons outside of their immediate surroundings, the center would provide an opportunity to interact with others on a regular basis.
- many of the youth would be able to participate in organized (after school) activities.
- this project is affordable (ability to pay is not a deterrent)
- a center in St. Michaels would be more accessibility than having to arrange and pay for transportation to Easton.

I believe because of these variables, persons who are not presently involved with YMCA will be encouraged to do so. Additionally, St. Michaels and the Bay Hundred Area will benefit enormously by this project.

Much obliged for your favorable support of this project

Rev Dr. WMT Wallace Sr

7223 Drum Point Road  
St. Michaels, MD 21663  
May 11, 2017

Cindy Stone  
Director, Community Programs

Dear Ms. Stone,

I am writing to urge the partnership of the St. Michaels YMCA and the Talbot County Senior Center.

My husband, Paul, and I have been members of the St. Michaels Y ever since it opened. We are both 86 years old, and I attribute our good health to our use of the Y facilities to keep fit, each in our own way. Paul works out on the machines, and I follow various Yoga and fitness programs.

It would be wonderful if other seniors in our area could have access to these facilities.

Also, I often read in the local paper about interesting cultural programs being held at the Easton Senior Center. However, it is not convenient for me to drive to Easton to attend them. I think having some of these concerts, etc. at our Y would be a wonderful addition.

I am sure you know that this area is a place people come to retire, as we did. But not everyone can afford the price of membership in the Y. The partnership can offer these benefits to seniors widely in our local community and we will all enjoy the wider relationships.

Please support the grant application that will bring these two beneficial services together in our community.

Sincerely yours,

Linda B. Maloney

May 14, 2017

Tracy Cohee  
Executive Director  
St. Michaels YMCA  
St. Michaels, MD 21663

Dear Tracy –

We are delighted that our Y might be getting a Senior Center.

We moved to St. Michaels in 2010 and joined the Y that summer. Since then we have taken many classes with you and your other instructors, much to our wellbeing. Each of us has used the Y for rehab: Joyce for back issues; Nick for post-op recovery. While at the Y, we have had a chance to meet and catch up with our friends and fellow seniors. This is important to us and other seniors as well, we would imagine, as it provides easy opportunity to say hello and share a story or two.

Of special interest to us about the Senior Center is water aerobics classes. We cannot think of better exercise for seniors. Each of us have done water aerobics over the years, and miss it not being here. We know that it is easy on our aging joints and muscles, that's for sure. Good camaraderie, too.

Wellness programs for seniors, water aerobics, social engagement: a Senior Center in our new Y is just the ticket. Bring it on!

Sincerely,

A handwritten signature in blue ink that reads "Joyce & Nick Andes". The signature is written in a cursive, flowing style.

Joyce & Nick Andes

Gloria Paul  
7490 Train Lane  
P.O. Box 186  
Bozman, MD 21612

Cindy Stone, Director,  
Community Programs.  
Department of Housing and Community Development  
Neighborhood Revitalization  
7800 Harkins Road  
Lanham, Maryland 20706

May 11, 2017

Dear Ms. Stone,

I support the use of Community Development Block Grant funds to build a combined Senior Center and YMCA at the proposed site in St. Michaels, MD. The YMCA and Talbot County have a strong history of partnering and collaborating and the Y serves one in three Talbot County seniors.

The proposed facility will provide needed programs and services to older adults close to their homes, reducing transportation and access barriers, including:

- Warm water aerobics classes
- Meals for seniors
- Intergenerational programs
- Wellness programs
- Social engagement opportunities
- Specialized services for example, social media and art classes and free tax prep services

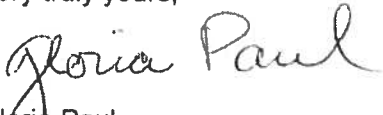
As a 63-year-old member and frequent visitor to the St. Michaels YMCA, I observe that the St. Michaels Y already serves as a gathering place for seniors, particularly for members who regularly attend fitness classes. These seniors come early and remain after class for coffee, tea and conversation.

As a Tax Aide volunteer tax preparer (stating my opinion, not representing the Tax Aide program), this facility will provide the opportunity to offer free tax preparation services to more residents of the St. Michaels/Bay Hundred area. I'll benefit as my one-way volunteer commute will be 15 minutes instead of the 50 minutes (to the Denton Library).

The proposed YMCA/Senior Center will provide a place for our community to come together, have a profound positive effect for seniors living in St. Michaels/Bay Hundred Area and ensure that each senior has access to programs and services regardless of income level.

Thank you for considering my support for this essential community facility.

Very truly yours,

  
Gloria Paul

May 10, 2017

Dear Cindy,

As a native of Talbot County I have been a member of the Talbot County Y from it's conception when it was located on the corner of Washington and Bay street. Uniting the Senior Center with the St Michaels Y is a wining situation for everyone. I know many Bay Hundred residents would enjoy the activities of both facilities and this is a cutting edge, model plan for other areas to emulate. I urge you to bring the y and Senior Center together.

Thanks for considering this important project,

Debbie Meredith  
Widgeon Place  
St Michaels, MD

Bob Atlas  
7490 Train Lane  
P.O. Box 186  
Bozman, MD 21612

Cindy Stone, Director,  
Community Programs.  
Department of Housing and Community Development  
Neighborhood Revitalization  
7800 Harkins Road  
Lanham, Maryland 20706

May 11, 2017

Dear Ms. Stone,

I support the use of Community Development Block Grant funds to build a combined Senior Center and YMCA at the proposed site in St. Michaels, MD. The YMCA and Talbot County have a strong history of partnering and collaborating.

The proposed facility will provide needed programs and services to older adults close to their homes, reducing transportation and access barriers, including:

- Warm water aerobics classes
- Meals for seniors
- Intergenerational programs
- Wellness programs
- Social engagement opportunities
- Specialized services for example, social media and art classes and free tax prep services

As a 62-year-old member and regular visitor to the St. Michaels YMCA, St. Michaels Y is important to my health. As retirement approaches, I look forward to having the programs and services that this facility will provide.

The proposed YMCA/Senior Center will have a profound positive influence for seniors living in St. Michaels/Bay Hundred Area, provide a place for our community to come together and ensure that each senior has access to programs and services regardless of income level.

Thank you providing financial support for this essential community facility.

Very truly yours,



Bob Atlas



Tracy Cohee &lt;tjcohee@ymcachesapeake.org&gt;

**Letter of Support Paul Meredith**

2 messages

Paul Meredith <paul@talbotestates.com>  
To: Tracy Cohee <tjcohee@ymcachesapeake.org>

Tue, May 9, 2017 at 4:24 PM

Cindy Stone, Director, Community Programs

I am 69 years old and a daily user of the St Michaels YMCA and have been for ten years. I have lived in St Michaels for seventeen years and cannot imagine life without the Y here for so many people.

The plans for a new Y and Senior Center are exciting and we need a much larger facility with added options. I am looking forward to the positive impact a new facility will have on St Michaels and the Bay Hundred area.

Paul D. Meredith  
Associate Broker  
Benson & Mangold  
St Michaels, MD 21663



paul@talbotestates.com  
talbotestates.com  
Office 410-745-0415  
Direct 410.310.8967

Tracy Cohee <tjcohee@ymcachesapeake.org>  
To: Paul Meredith <paul@talbotestates.com>

Tue, May 9, 2017 at 6:31 PM

Thank you Paul!!!

Sent from my iPhone

[Quoted text hidden]



**Douglas W. Adams, CPA**

A PROFESSIONAL CORPORATION

903 Calvert Avenue  
St. Michaels, MD 21663  
[DWAdamsCPA@gmail.com](mailto:DWAdamsCPA@gmail.com)

Phone (703) 470-3125 | Fax (571) 612-2405

May 12, 2017

Talbot County Government

To Whom It May Concern:

It has come to our attention that Talbot County is considering a senior center in St. Michaels. May I suggest that, for maximum benefit and to avoid redundancy, that you consider a partnership with the St. Michaels YMCA, a branch of the YMCA of the Chesapeake.

My wife and I retired and moved to St. Michaels in June of 2015. We hoped that there would be some sort of health services for seniors nearby. Living in Fairfax County, Virginia, we were able to take advantage of a variety of programs including swimming and exercise facilities in the various county recreation centers, yoga taught at a nearby church, golf, and other available ways of staying fit and healthy as we got older.

We were grateful to find the YMCA in St. Michaels, which permits use of the facility in Easton as well, which meets a lot of our need. Almost every morning, we attend classes in St. Michaels including cardio-circuitry training, yoga and Zumba, and use the aerobics and exercise equipment. I also take advantage of the warm-water pool in Easton. It was a concern of ours that when we retired, we would get out of the habit of staying fit and might not be as active as we should in our senior years.

As an added benefit, we have gotten to know many others who come to the Y almost daily. For seniors in St. Michaels, the local YMCA is as much a social center as a fitness center. As you know, the YMCA is raising funds for an expanded facility in town with construction scheduled to begin soon, including a pool and larger class and workout facilities. A facility like this is vital to a town with as large a senior population as St. Michaels.

It seems natural that rather than build a duplicative facility for seniors, it would make sense to partner with the YMCA and assist in providing the kind of benefits that the senior population, as well as other residents of St. Michaels, are used to and count on. The proposed grant will help the YMCA complete the work they have started in getting this facility completed. It will be a godsend, especially to the senior population in town. Thanks

Sincerely,  
Doug Adams

Cindy Stone

Director of Community Programs

Re: Community Block Development Grant

It would be wonderful to have some additional programs for the senior citizens of St. Michaels and beyond where I live in Sherwood 11 miles down the road & further to Tilghman Island. You have also passed through Bosman, Clayborne, Neville all on Rt. 33. There are many senior citizens in this area.

It would be wonderful to have a pool for our balance, & keep and swimming for me, going to Easton is a 30 mile trip each way taking a big chunk of time that I'm on the road.

It would be a genuinely useful program that could offer some meals for a reasonable price. It doesn't need to be a too expensive a program. Simple soup, or salad, good bread or rolls & fruit etc. We need nutritional food but smaller portions are generally appreciated.

I'm now 86 w/ osteoporosis & back pains. I've exercised most of my life, it's necessary for mobility and feeling

better about myself and my neighbors?  
Any additional programs that can keep  
us thinking & eating properly would be  
such a great benefit to the program.

Thank you for your consideration &  
any efforts you may make in our  
behalf.

Sincerely,  
Marge Richardson

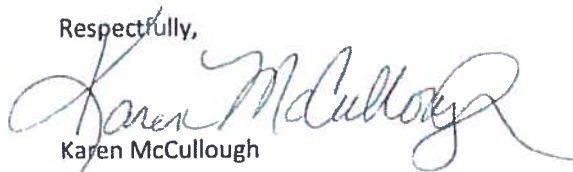
To whom it may concern:

I am in full support of building a YMCA/Senior Center. As a member of the YMCA, I am currently able to enjoy all of the activities offered to active senior citizens. As I, and other members of the community age, we will all benefit from a facility that brings Health, Wellness and Community to us in one place.

Having a Senior Center which will provide activities, access to special services (tax preparation, dietary advice, etc.) to name just a few, as well as a gathering place for all ages ... toddlers, teens, young adults and seniors ... will have a profound impact on the community.

In short, this type of facility will provide me, (currently an active 73 year-old) and others in my age group the resources that we need to age intelligently and gracefully in the community that we love.

Respectfully,

A handwritten signature in blue ink, appearing to read "Karen McCullough". The signature is fluid and cursive, with a large, stylized "K" and "M".

Karen McCullough

Cindy Stone  
Director of Community Projects  
Division of Neighborhood Revitalization  
Department of Housing and Community Development  
7800 Harkins Road, Lanham, MD 20706

May 16, 2017

Chris Dozier  
24624 New Post Rd  
St. Michaels, MD 21663

Dear Ms Stone:

I am writing this letter to express my support of the building of a new YMCA / Senior Center in St. Michaels, MD. You may not be aware of the fact that the current YMCA facility is very unique. It has allowed people to come together on a consistent basis in a very friendly, community oriented and healthy way. Not only do people go to the "Y" to exercise but also to socialize before and after they do their exercise. A large percentage of the residents of the St. Michaels area are members of the Y. Because people go on such a consistent basis, the Y allows us to maintain existing friendships but to develop new ones. It is truly a unique place and experience.

The staffs of the Y promote little programs to encourage people to connect with each other. I will give you a couple of examples. Every month a tray of goodies is put out for all those who have a birthday that month. Recently people were encouraged to bring in personal pictures of them when they were much younger. The pictures were posted but not identified. You had to guess who they were. After a few weeks the pictures were identified. This was a lot of fun and certainly encouraged people to talk with each other

A new YMCA facility and the idea of integrating a Senior Center with the YMCA is a good one. It allows for a more efficient use of a modern up –to-date space. I also believe a Senior Center may serve a different segment of the Community than the Y does. From my personal experience with the current Y, I believe this integration will facilitate an even broader integration of the community. This integration will allow for even greater community interaction. The Y and a Senior Center will sponsor many outreach programs that will continue to integrate and serve the community. I believe that having both organizations housed in the same facility will strengthen and promote increasing good community relations.

I encourage you to support this grant application to the fullest extent possible and to be an advocate for creative and collaborative work as demonstrated by the YMCA of the Chesapeake and Talbot County Senior Center.

Sincerely,

Chris Dozier  
24624 New Post Road  
St. Michaels, MD 21663

410-745-0578

Cindy Stone  
Director of Community Projects  
Division of Neighborhood Revitalization  
Department of Housing and Community Development  
7800 Harkins Road, Lanham, MD 20706

May 16, 2017

Carol Dozier  
24624 New Post Rd  
St. Michaels, MD 21663

Dear Ms Stone:

I am writing this letter to you to encourage you to support the request for a grant for the building of a joint YMCA of the Chesapeake and Talbot County Senior Center. Both of these organizations will be key players in the St. Michaels area community. My husband and I are members of the Y and go their most days. The exercise is great for us but the community spirit is unique in my experience. We have made many new friends through the Y and are certainly more in touch with what is going on in the community than we would be if we did not go to the Y.

I believe that combining the programs offered by the Y and a Senior Center will only enhance the feeling of community connectedness.. Also, using one modern facility to support both organizations only makes sense in a small community like ours. We are all excited about the prospect of a new facility. Currently, in our community the only public facility where programs can be offered is the public library, which has an nice meeting area, and the Y. The current Y facility is only marginally adequate, because of its size, for functions other than exercise classes.

It is very exciting to hear about the range of programs that will be offered by joining forces with a Senior Center. Many, perhaps most, of the people who attend the Y now are seniors. I'm sure there will be great interest in these expanded programs. Also, I am sure there will be even a greater opportunity to meet others in the community who exercising in a facility like the Y is not their thing but attending programs at a senior center is.

I appreciate your concern for our community. It is a wonderful community with lots of enthusiasm and interaction. A new facility will only make it better. I hope you will be able to support this grant request application and advocate for its approval.

Sincerely.

Carol Dozier  
24624 New Post Rd  
St. Michaels, MD 21663

410-745-0578



27999 OXFORD ROAD  
OXFORD, MARYLAND 21654  
OFFICE: 410-822-1415  
FAX: 410-822-0877

211 N TALBOT STREET  
ST. MICHAELS, MARYLAND 21663  
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FAX: 410-745-0416

205 S TALBOT STREET  
ST. MICHAELS, MARYLAND 21663  
OFFICE: 410-745-0417  
FAX: 410-745-8015



BENSON & MANGOLD  
REAL ESTATE

24 N WASHINGTON STREET  
EASTON, MARYLAND 21601  
OFFICE: 410-770-9255  
FAX: 410-770-9432

220 N. MORRIS STREET  
OXFORD, MARYLAND 21654  
OFFICE: 410-226-0111  
FAX: 410-226-0114

31 GOLDSBOROUGH STREET  
EASTON, MARYLAND 21601  
OFFICE: 410-822-6665  
FAX: 410-763-8054

May 5, 2017

Ms. Cindy Stone, Director  
Office of Community Programs  
Maryland DHCD  
7800 Harkins Road  
Lanham, MD 20706

RE: St. Michaels Family YMCA

Dear Ms. Stone,

I am writing as a member of the St. Michaels Family YMCA, as a 30+ year resident of the area, and as a full-time real estate professional in Talbot County. We are fortunate to have a strong Y that meets the needs of a large segment of our population and ask that you fully support the grant application that will enable our YMCA/Senior Center to grow and expand into a new and larger space.

The Bay Hundred area of Talbot County that extends from St. Michaels to Tilghman Island and Neavitt has a population that varies widely in age as well as economic level. Our Y has done a tremendous job of reaching out to youth, teens and the elderly and providing a safe and healthy environment in which to improve their quality of life. As a Realtor, "showing off" our facility is one of the "selling points" of our community. It is a place to meet new people and to give back to the community.

Our current location in a small strip mall on the outskirts of town has served us well, but we have outgrown our space and we desperately need your assistance to meet our goal of building a new facility that will do so much more. It will enable us to provide some of the following services on a regular basis:

- Water aerobics classes
- Meals for seniors
- Expanded programs for youth, teens and seniors
- Expanded summer camp programs for youth and special needs youth
- Additional health and wellness programs
- More exercise classes and facilities
- Plus many other opportunities to engage with the community at large

We are only part way to achieving our goal and hope that the Maryland Department of Housing and Community Development will award the program the requested grant funding.

Sincerely,

Winifred C. Cowee

Letter to Ms. Cindy Stone  
22 May 2017

St. Michaels High School property thus allowing students to safely walk to the Y directly after school while offering easily accessible, plentiful and lighted parking for all members.

As a 20+ year member of the YMCA, I am especially excited about the partnership between Talbot County and Upper Shore Aging to centrally house the delivery of services to St. Michaels and Bay Hundred seniors. Many seniors in our community are food insufficient and lack the means to provide regular healthy meals for themselves. Delivery of these much-needed meals will be a welcome service along with the opportunity to socialize on a regular basis with friends and neighbors. Additionally, access to exercise classes, wellness programs, cultural and educational programs and the opportunity to participate in intergenerational activities will add to the overall quality of life of our seniors.

The YMCA of the Chesapeake and Talbot County have a long tradition of successfully collaborating to offer programs to service the residents of our community. It is our intention to use the new St. Michaels YMCA and Senior Center as yet another example of working together to make a meaningful and long-lasting impact on our community. We are counting your endorsement of the grant request to help make this happen.

Thank you for your consideration and assistance in this very important endeavor.

Sincerely,



Joyce Kenridge  
24629 Beverly Road  
St. Michaels, MD 21663

**PART D**

**LOCAL PLANNING/GROWTH MANAGEMENT: Answer the following questions:**

1. Describe how the proposed project conforms to revitalization strategies, marketing studies, economic development strategies, capital improvement plans, a comprehensive plan or other community plan. Do *not* submit copies of the entire plan(s), but reference the name and date of the plan, the section and the page. You should attach a copy of the REFERENCED portion behind this page of the application.
2. For economic development projects discuss any feasibility studies, economic conditions survey, financial analysis, economic impact assessment or market analysis completed in relation to the proposed activity. Provide the dates those items were completed and information on who prepared them.
3. Is your project located in a Priority Funding Area? ☒ Yes ☐ No

**ATTACH MAP(S) OF PROJECT AREA**

**List Census Tract(s) and Block Groups for all projects:**

The Talbot County Comprehensive Plan (2016) speaks to the importance of community services and facilities in Chapter 4: "The availability, affordability and quality of community services are important indicators of the County's quality of life. Planning for community facilities and services should take into account current community needs, as well as projected changes in both the needs of the community and anticipated growth. Community services and facilities are provided to Talbot County residents by local and state government, public/private ventures, and the private sector. The demographic trend is an increase in the population of older and retired citizens, especially in the more distant and rural areas of the county." (Page 4-2)

**Countywide Community Service and Facility Policies**

4.1 Public facilities and services intended to meet countywide needs should be centrally located. Likewise, facilities and services intended to serve local community needs should be located within the community.

4.2 Public facilities and services should be scaled to the needs of the area they are designed to serve. (Page 4-2)

The Town of St. Michaels is the commercial hub for the Bay Hundred area and provides community facilities such as a branch of the Talbot County Free Library, school system, post office, churches, food bank, grocery store, and shopping. The YMCA branch in St. Michaels is very popular with over 2/3 of their membership being over the age of 62.

Chapter 4 specifically addresses special needs populations, including Senior Services, and references services provided by Upper Shore Aging: "Senior Services Upper Shore Aging, Inc. operates the Talbot County Senior Center in Easton, providing a range of onsite and home-based services. The facility houses rooms for exercise and fitness, wellness, education, crafts, and games. It has a media room and dining room. The Senior Information and Assistance service provides information about services, Medicare and Medicaid application assistance and referrals to other agencies.

The Senior Center also manages the Meals on Wheels program that **delivered 23,189 meals** to Talbot County residents in FY16 (up from 17,126 meals in fiscal year 2013) The Center served residents **5,966 congregate meals** in its dining room in FY16 (up from 3,940 in fiscal year 2013)

Hambleton Village in St. Michaels is a 24 unit development owned and operated by the Upper Shore

Aging Housing Corporation, serving low income elderly residents." (Pages 4-10 – 4-11)

The Comprehensive Plan for the Town of St. Michaels (2015) also speaks to the importance of supporting the YMCA of the Chesapeake, specifically the St. Michaels branch noting: "Within the grounds of the St. Michaels School Complex is the anticipated future home of the St. Michaels YMCA. The YMCA currently has a storefront presence in the shopping center which lies just beyond the corporate limits of the Town. This facility will provide a joint benefit to the schools as the students will have access to the facility without the need of leaving the school property and the YMCA can utilize many of the school amenities such as their gymnasium and auditorium to augment their programs." (Chapter 5, Page 3)

"5.4 Establish and support community resources which serve the residents of St. Michaels and surrounding communities." (Chapter 5, Page 5)

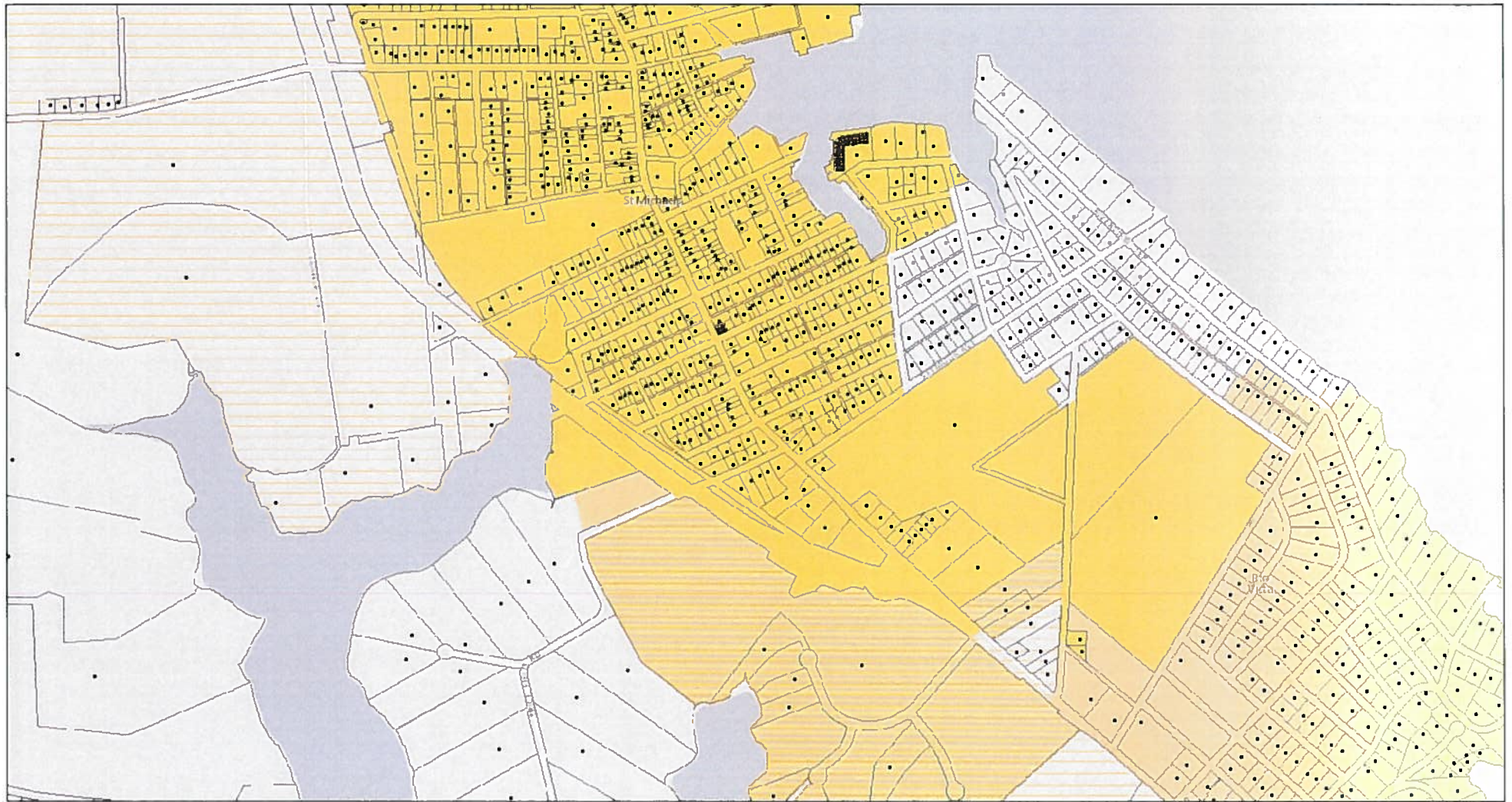
"5.4.3 Continue to support the YMCA in their efforts to establish a permanent facility in the Town limits of St. Michaels." (Chapter 5, Page 6)

In December 2016, Upper Shore Aging, Inc. in partnership with Talbot County Government retained BEACON (Business, Economic and Community Outreach Network) of Salisbury University to conduct an assessment of senior programming needs in the Bay Hundred area. The Executive Summary notes that there is a strong desire by residents in the Bay Hundred area (183 survey respondents) to have a dedicated senior center in the St. Michaels/Bay Hundred Area open at least 3-5 days/week with class offerings to include exercise classes, health screenings, health workshops and iPad classes. (see Executive Summary from BEACON study).

The St. Michaels School, 200 Seymour Avenue, St. Michaels is located in a Priority Funding Area (map attached).



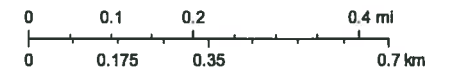
# Priority Funding Area Map



April 6, 2017

- |                            |  |
|----------------------------|--|
| MD Counties                | Annexed but not PFA                              |
| • Parcel Points            | <b>Priority Funding Areas</b>                    |
| ≡ Rural Villages           | Heritage Area in Locally Designated Growth Areas |
| <b>Municipalities</b>      | PFA  |
| Municipal PFA              | PFA Comment Area                                 |
| Municipal PFA Comment Area |  |

1:9,508



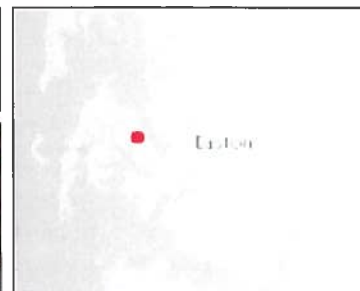
MD IMAP, MDP, SDAT  
 Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors,  
 and the GIS user community





Talbot County  
Maryland

# St. Michaels School, 200 Seymour Ave



## Legend

- Parcels
- Municipalities
- Address\_point
- Roads
  - Other Roads
  - County Roads
  - State Roads
  - US Highway
- Buildings
  - COMMERCIAL
  - NO BUILDING
  - RESIDENTIAL
- Out Buildings
- Streams
- lakes
- Water
- Driveways
- Docks
- Airport
- Chesapeake Bay Critical Area
- MD\_SixInchImagery

## Notes

Enter note.

752 0 376 752 Feet

May 10, 2017

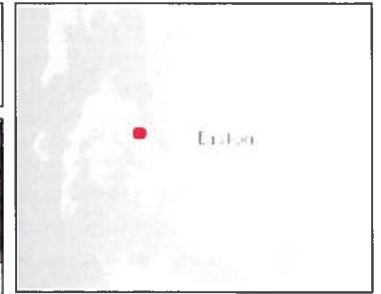
This map is for reference only. Land use layers that appear on this map may or may not be accurate.





Talbot County  
Maryland

# St. Michaels School - Floodplain/Wetlands



**Legend**

- Parcels
- Municipalities
- Address\_point
- Roads
  - Other Roads
  - County Roads
  - State Roads
  - US Highway
- Buildings
  - COMMERCIAL
  - NO BUILDING
  - RESIDENTIAL
- Out Buildings
- Streams
- lakes
- Water
- Driveways
- Docks
- Airport
- Chesapeake Bay Critical Area
- S\_LiMWA
- s\_cbrs
- 0.2% Chance of Flood
- Special Flood Hazard Area
  - A 1% Flood Zone (No Elevations D
  - AE 1% Flood Zone (BFE Determine

**Notes**

Enter note.



May 10, 2017

This map is for reference only. Land use layers that appear on this map may or may not be accurate.



erosion. The plan details and prioritizes projects that could be undertaken to mitigate for all of the hazards identified.

### Education

Within the incorporated limits of St. Michaels lies the St. Michaels school complex. Talbot County operates three public schools serving St. Michaels and the surrounding residential communities including the Bay Hundred Area. The Tilghman Elementary School provides academic services to those students living in the Bay Hundred Area. The student population ranges from pre-school through and encompassing the 5<sup>th</sup> grade. Those students entering the 6<sup>th</sup> grade are transported to the St. Michaels Middle School and subsequently attend the St Michaels High School

The St. Michaels Elementary, Middle and High School lie on a fifty-five acre parcel of land south of the Central Business District. The Town's schools have the space to accommodate approximately 320 to 350 more students than are currently enrolled. The current capacity at St. Michaels combined middle and high schools are at 61% following major renovations. The school complex includes the Bay Hundred Community Pool which was opened in 2002. In 2014, grant funding from the State Highway Administration was given to the Town which will allow for the installation of a sidewalk on the grounds of the school from Talbot Street to Radcliff Avenue and adjacent to Seymour Avenue. The new sidewalk and associated ADA ramps and crosswalks will provide a safe pedestrian and bicycle route to and from the school complex for our Town residents and their children. The Critchlow Adkins Children Center, which provides pre-school educational opportunities, is located within the St Michaels School Complex. The facility can accommodate 105 youth with a current attendance of 90.

Within the grounds of the St. Michaels School Complex is the anticipated future home of the St. Michaels YMCA. The YMCA currently has a store front presence in the shopping center which lies just beyond the corporate limits of the Town. This facility will provide a joint benefit to the schools as the students will have access to the facility without the need of leaving the school property and the YMCA can utilize many of the school amenities such as their gymnasium and auditorium to augment their programs.

### Library Services

The St. Michaels Public Library is a branch of the Talbot County Library system and is located on Fremont Street offering approximately 10,000 volumes, including resource information, and a meeting room for community meetings and activities. The 3,000 square foot, handicapped-accessible library is open to the public 37 hours per week and has a yearly attendance of approximately 41,000 visitors. Based on the ever increasing needs of the public, the Library is considering an expansion of their facility to accommodate additional meeting and educational spaces. The branch participates in the County and State inter-library loan program.





- 5.1.2 Prepare and annually update a Capital Improvement Plan that consists of a rolling five year financial plan and budget to orchestrate and schedule improvements to Town streets, sidewalks, and other Town facilities.
  - Maintain and improve streets as necessary.
  - All sidewalks in the business district should be bricked providing a visual indicator of commercial activity. The bricking of these sidewalks should be considered for inclusion in the Town's Capital Improvement Plan.
- 5.2 Provide street lighting in all appropriate areas within the Town.
  - 5.2.1 Continue to evaluate and upgrade streetlights.
  - 5.2.2 Historic lighting options should be considered, whenever street and utility improvements are proposed.
  - 5.2.3 Identify areas which are not adequately lit and develop a priority list of improvements.
  - 5.2.4 Include top priorities for street lighting in the Capital Improvement Plan.
  - 5.2.5 Coordinate with Choptank Electric Cooperative the installation of additional lighting along MD Rt. 33 to assure that each street intersection is adequately lit.
- 5.3 Establish a Town wireless network system to serve St. Michaels.
  - 5.3.1 In addition to providing service to the Town proper, such service should be provided within the Town's parks and harbor allowing for public internet access to residents and visitors within those areas.
  - 5.3.2 Encourage the St. Michaels Business Association to identify "Hot Spots" within their advertising media for distribution.
  - 5.3.3 Recognize the broadband requirements for medical, legal and other community support services and the need to assure that such capacity is available.
- 5.4 Establish and support community resources which serve the residents of St. Michaels and surrounding communities.
  - 5.4.1 Continue to support the St. Michaels Community Center in their efforts to secure a permanent location
  - 5.4.2 Encourage the utilization of the Housing Authority Administrative Building for community based functions and continuing education opportunities.

- 5.4.3 Continue to support the YMCA in their efforts to establish a permanent facility in the Town limits of St. Michaels.
- 5.4.4 Support the St. Michaels branch of the Talbot County Library in their expansion efforts.
- 5.5 Provide for increased demand for medical services within the Town and surrounding areas.
  - 5.5.1 Evaluate the establishment of zoning use classifications which would permit the establishment of a larger community health facility, either free standing or as part of a professional building.
  - 5.5.2 Support the continuation and expansion of medical facilities and services which will support not only the residents of St. Michaels but those persons living in the Bay Hundred area.
- 5.6 Support the needs of the St. Michaels Police Department.
  - 5.6.1 Recognize the rise in drug and alcohol related crimes and provide the tools necessary to curtail such activities in the Town.
  - 5.6.2 Continue to support the number of officers of the Police Department and recognize that during this planning period, additional personnel both administrative and enforcement may be required to assure the safety of the citizens of the Town and our visitors.
  - 5.6.3 The St. Michaels Police Department should continue to work with the State Police and local police departments including the Talbot County Drug Task Force.
  - 5.6.4 Continue to support applications for grant monies which will provide training or equipment.
  - 5.6.5 Continue to support outreach programs targeted to the youth of the Town, with a focus on community responsibility, drug awareness and personal growth.



## I. Introduction

The availability, affordability and quality of community services are important indicators of the County's quality of life. Planning for community facilities and services should take into account current community needs, as well as projected changes in both the needs of the community and anticipated growth.

Community services and facilities are provided to Talbot County residents by local and state government, public/private ventures, and the private sector.

The demographic trend is an increase in the population of older and retired citizens, especially in the more distant and rural areas of the county. The towns of Easton and Trappe are expected to be the County's major growth areas in the coming years.

Demands for community services are changing along with demographic shifts. By 2030, the demand for schools and outdoor recreation may decrease, while the need for easily accessible services such as libraries, healthcare and emergency services are likely to increase.

County owned facilities are funded mainly through the Capital Improvements Program (CIP). Public schools are funded from local, state, federal and private revenue sources.

The community services and facilities discussed in this Plan element include: government offices, public safety, hazard mitigation, education, libraries, healthcare, social services, housing, parks and recreation, and solid waste management. Public sewer and water utilities are discussed separately in the Natural Resource Conservation chapter.

### Countywide Community Service and Facility Policies

**4.1** Public facilities and services intended to meet countywide needs should be centrally located. Likewise, facilities and services intended to serve local community needs should be located within the community.

**4.2** Public facilities and services should be scaled to the needs of the area they are designed to serve.

**4.3** The County should seek regional solutions to providing community services or facilities when demonstrated to be cost effective. Rural areas of the County should be provided facilities and services which match rural needs. Planned growth areas around towns should be provided a level of facilities and services matched to needs that are more intensive.

**4.4** County public facility and service improvements should be efficiently coordinated with capital improvements. All planned major public facilities shall be prioritized and scheduled as part of a Comprehensive Five Year Capital Improvements Program.

**4.5** Wherever possible, existing County and town public facilities should be expanded rather than creating new facilities. The County should provide adequate space for various county offices and facilities.

**4.6** New development projects should not be approved or built in areas of the County where infrastructure and services such as roads, sewer service or fire protection are not adequate to accommodate the increased demand. Exemptions to this policy may be considered in the event that a developer bears the cost to improve such facilities.

**4.7** The costs of new or expanded community facilities and services should be equitably and proportionally shared by all those who will benefit from the improvements.

**4.8** The County should seek State coordination to assist with the establishment of effective public facilities for new development.

selected a site north of Easton and adjacent to the County Community Center. Over 225 acres were annexed into the Town in order to provide public utilities for a complete medical campus.

The Shore Regional Health Medical Center facilities on the Eastern Shore were combined in 2013 to form University of Maryland Shore Medical Center (UMSMC). The University of Maryland Shore Medical Center took possession of the parcels in October, 2015, setting in motion a schedule to improve the site. Under the terms of the hospital property settlement, UMMS will commence planning and design of an acute care hospital within 5 years. If construction is not substantially completed within 15 years, the County has the legal authority to require the hospital to convey the property back to the County.

The University of Maryland Shore Center at Easton currently employs over 1,900 people, including a medical staff of over 200 attending, consulting and associate staff members, and a corps of over 500 volunteers.

The healthcare industry in Talbot County accounted for all growth in the education and health services sector between 2005 and 2011. Employment expanded by 436 jobs or 14.3 percent in this period, supported in large measure by the presence of Shore Health System.

## **B. Community Health and Assistance**

The County Health Department is the local agency of the Maryland Department of Health and Mental Hygiene. The department provides all County residents with a wide array of family health programs and services. Program areas include adult health and family services, clinical services, developmental disabilities and veteran's services. Areas of concern include communicable disease control services including immunizations, monitoring the spread of diseases, and testing and treatment for tuberculosis, sexually transmitted diseases and AIDS.

## **C. Environmental Health**

The Office of Environmental Health is responsible for the enforcement of State regulations as delegated by the Maryland Department of the Environment and the Department of Health and Mental Hygiene.

Services include septic system and well site inspections, licensure and inspection of restaurants, seafood operations and other food processing facilities, outdoor air quality monitoring, and rabies surveillance and control.

The Office works in cooperation with the County Department of Planning and Zoning on approval and inspection of septic systems and regulation of conditions in trailer parks, foster homes, labor camps and day care facilities.

## **D. Special Needs Populations**

Special needs populations include low income residents, the elderly, disabled residents and the homeless.

### **1. Social Services**

The Department of Social Services is an agency of the State of Maryland, and is located at 301 Bay Street in Easton. The office provides a wide variety services, including adult protective services and social services, child and family support services, medical and in-home assistance and the SNAP (food stamp) program.

In the last reporting year (2009), the agency dispersed over \$2.7 million in Supplemental Nutrition Assistance Program (SNAP) assistance and more than \$2 million in foster care payments.

### **2. Senior Services**

Upper Shore Aging, Inc. operates the Talbot County Senior Center in Easton, providing a range of onsite and home-based services.

The facility houses rooms for exercise and fitness, wellness, education, crafts, and games. It has a media room and dining room. The Senior Information and Assistance service

provides information about services, Medicare and Medicaid application assistance and referrals to other agencies.

The Senior Center also manages the Meals on Wheels program that delivered 17,126 meals to Talbot County residents in fiscal year 2013 and more than 19,000 in 2014. The Center served residents 3,940 congregate meals in its dining room in fiscal year 2013 and anticipates an increase of 1,000 meals in 2014.

Hambleton Village in St. Michaels is a 24 unit development owned and operated by the Upper Shore Aging Housing Corporation, serving low-income elderly residents.

### **3. Homeless Services**

The Neighborhood Services Center (NSC) in Easton has operated a transitional homeless shelter since 1991. The NSC's Ridgeway House provides customers with case management, life skills training, job search information, budgeting, resume building and basic computer skills. The facility can shelter up to six adults (3 females and 3 males) for 30 days. Stays may be extended for residents who are close to achieving self-sufficiency.

The Talbot Interfaith Shelter (TIS) was established in 2009 to provide safe, temporary shelter to those who lack adequate housing and to raise awareness for the issues of homelessness. Until 2014, TIS provided shelter to a modest number of persons through the winter season in one of a consortium of area religious facilities.

More recently, TIS has worked to better address their clients' needs by acquiring and establishing a permanent shelter in the Town of Easton for homeless families and individuals. The six-bedroom, six-bath building is designed to house and feed up to 12 people in an easily accessible, well-maintained and secure environment. The organization has developed a strategic plan to provide a range of integrated

services and to that end they have hired part-time staff and developed partnerships with other community organizations.

### **4. Mental Health Services**

In addition to the Talbot County Department of Health, mental health services are accessible through Veterans Outpatient Clinics, a Talbot County Program for Public School Students, and the Memory Center of Bayleigh Chase (formerly William Hill Manor).

The Mental Health Association in Talbot County (MHATC) is a non-profit organization that promotes mental wellness and behavioral health with education and advocacy. Programs include Mental Health First Aid, a training program that teaches the signs and symptoms of mental disorders and provides tools to respond to a psychiatric crisis; the Kids on the Block Puppet Troupe, staging interactive performances to children on such topics as problem solving, feelings and school safety; and a distinguished speakers program.

### **5. Substance Abuse Services**

Talbot Partnership is dedicated to motivating the community on issues pertaining to substance abuse prevention. The Partnership envisions a community free of the abuse of alcohol, tobacco and other drugs where youth and adults lead healthy, safe and productive lives.

Since its inception in 1991, Talbot Partnership has developed programs and activities such as Guiding Good Choices, Safe Homes, drug-free workplace training, Teen Court, Youth Coalition and First Night Talbot. The organization is supported in part by the Talbot County Council.

The 2013 Maryland Youth Risk Behavior Survey (YRBS), part of the US Centers for Disease Control and Prevention's Youth Risk



**PART E**

**NATIONAL OBJECTIVE:**

1. Using the attached "National Objective" chart, determine which national objective will be met by the proposed project.
2. Next, fill out the appropriate worksheet (A, B, C, D or E). Insert that page behind this one in your application.
3. In the space below, describe in narrative form how the project will meet at least ONE of the national objectives.

☐ **1. Benefit to Low and Moderate Income Persons:**

☐ Area Benefit (LMA) ☐ % Determined by survey or census (Attach Survey Approval Ltr)

☐ Housing (LMH)

☐ Single Family

☐ Multi-Family

☐ Rental

☐ Owner Occupied

☐ Water and Sewer Connections

**X Limited Clientele (LMC)**

**x Presumed**

☐ 51% of clientele are persons whose family is LMI

☐ Nature and location conclude area is primarily LMI

☐ Removal of architectural barriers

☐ Jobs (LMJ)

☐ Job Creation

☐ Job Retention

Total estimated # of beneficiaries 850 CDBG \$ per beneficiary \$941.18

Total estimated # of LMI beneficiaries 510 CDBG \$ per LMI beneficiary \$1,568.63

% of LMI beneficiaries to total 60%

☐ **2. Elimination of Slum and Blight:** ☐ Area Basis ☐ Spot Basis

The project will meet the national objective by constructing a senior center that will serve over 850 elderly persons and over 510 estimated senior aged LMI beneficiaries.



**Low/Moderate Income Benefit  
Worksheet B: Limited Clientele (LMC)**

If you have determined that the proposed project will meet the national objective of benefit to low and moderate income (LMI) persons through limited clientele (LMC) activities, please fill out the following form and then attach it to Part E of your application.

1. **Estimated Total Beneficiaries** \_\_\_\_850\_\_\_\_ (*Count by Persons*)
2. **Estimated Total LMI Beneficiaries** \_\_\_\_510\_\_\_\_ (*Count by Persons*)
3. If the project benefits a group *presumed* to be low and moderate income, please identify the group:

- |   |   |
|---|---|
| <input type="checkbox"/> Abused Children      | <input checked="" type="checkbox"/> Elderly Persons |
| <input type="checkbox"/> Battered Spouses     | <input type="checkbox"/> Illiterate Adults          |
| <input type="checkbox"/> Migrant Farm Workers | <input type="checkbox"/> Severely Disabled Adults   |
| <input type="checkbox"/> Homeless Persons     | <input type="checkbox"/> Person Living with AIDS    |

4. **If the project is of such a *nature* and in such a *location* that it can be concluded that the income of the persons benefitting are primarily low and moderate income, please explain why the nature and location demonstrate this:**

The senior program is going to serve older adults in an area where, according to the most recent data provided by DHCD, shows 60% of the population is earning a low to moderate income.

5. **If the project requires information on family size and income, does the information demonstrate that at least 51% of the clientele served are persons from households whose income does not exceed the LMI income limits. The activity is restricted to the LMI persons. Please identify activities:**

The activities that will occur at the YMCA and senior center will not be restricted to LMI clientele but the YMCA provides a sliding scale for those of LMI income in order to facilitate access to all regardless of income level.

**Describe the proposed accomplishments of the project:**

The proposed facility will permit the operation of traditionally Senior Center-based client activities to include, but not be limited to:

- congregate meals,
- education ( classes, continuing education classes, computer training classes)
- wellness initiatives ( nutrition education/screening, health screenings, public health education, fitness classes)
- socialization ( lounge, meeting room, dining room, programs and special events)
- and information and assistance services.

Nearly 45% of the Bay Hundred population is over the age of 60 and will have greater access to health, social, nutritional and educational services.

**PART F**

**SOURCES AND USES OF FUNDS:** List each specific project activity separately (*please break down the costs as far as possible*). Type in the actual sources of other funding. Indicate whether funds are "L" for loan or "G" for grant. **INDICATE STATUS OF FUNDS** using "P" for pending, "C" for committed, "R" for received, "N" for no action. Attach commitment letters and cost estimates directly behind this page of the application. For administrative costs, indicate what portion of local contribution is cash and what portion is in-kind. **ALL PROJECTS MUST INCLUDE ADMINISTRATIVE COSTS FOR THE APPLICANT.**

ACTIVITY	SOURCES OF FUNDS					TOTALS BY ACTIVITY	STATUS
	CDBG: YMCA	APPLICANT OTHER:	OTHER :	OTHER:			
Permits/Impact Studies			110,000			110,000	R
Sitework Materials	119,323					119,323	P
Sitework	657,694		92,306			750,000	P
General Conditions			268,677			268,677	P,R
Concrete			255,000			255,000	R
Masonry			340,000			340,000	R
Metals			70,000			70,000	R
Wood/Plastics			58,000			58,000	C
Thermal & Moisture Protection			377,000			377,000	C
Doors/Windows			220,000			220,000	R
Finishes			350,000			350,000	R
Specialties			118,000			118,000	C
Kitchen Equipment	22,983					22,983	P
Furnishings			20,017			20,017	C
Special Construction			395,000			395,000	P
Mechanical			1,102,000			1,102,000	P
Electrical			465,000			465,000	P
Architectural/Engineering			300,000			300,000	R
Construction Contingency			246,550			246,550	P
Material Cost Escalation			280,000			280,000	P
Project Admin. (Cash)							
Project Admin. (In-Kind)			\$80,000				
General Admin. (Cash)							
General Admin. (In-Kind)							
TOTALS BY SOURCES OF FUNDS	\$800,000	\$	\$5,147,550	\$	\$	\$5,947,550	

May 16, 2017



Robbie Gill  
Chief Executive Officer  
YMCA of the Chesapeake  
111-1 E. Dover Street  
Easton, Maryland 21601  
[rgill@ymcachesapeake.org](mailto:rgill@ymcachesapeake.org)

**RE: Budget Cost Estimates (Revised)**

Robbie,

Pursuant to your request, we have gathered budget cost estimates for two specific scopes of work for the proposed new YMCA facility in St. Michaels. The budget costs are as follows.

**Kitchen Equipment Materials**

A.) Beverage Air two door refrigerator (Energy star rated) #HR2-1S	\$ 3,960.00
B.) Beverage Air single door reach in refrigerator (Energy star rated) #R118-S	\$ 2,760.00
C.) Hoshizaki F-500BAF flaked ice machine with Hoshizaki water filter	\$ 4,700.00
D.) Bakers Pride single deck electric non-vented) convection oven #BCO-E1	\$ 3,675.00
E.) CMA low temp undercounter dish machine #L-1Xw/ sustainer heater	\$ 3,998.00
F.) Eagle #T2472B stainless table with galvanized legs and undershelf	\$ 465.00
G.) Eagle three well hot food table w/ sneeze guard and serving shelves	\$ 3,425.00
Total Cost of Kitchen Equipment Materials	\$ 22,983.00

**Sitework Materials**

Water Supply Piping, Fittings, etc.	\$ 13,108.00
Sewer & Drain Piping, Fittings, etc.	\$ 13,500.00
Storm Water Structures, Piping, Fittings, etc.	\$ 85,000.00
Bike Rack	\$ 2,000.00
Handicap Parking Signs	\$ 2,000.00
Curb Stops	\$ 2,745.00
Sediment and Erosion Control	\$ 970.00
Total Cost of Sitework Materials	\$119,323.00

Total Cost Estimate for Kitchen Equipment and Sitework Materials \$142,306.00

Page 2  
Robbie Gill  
**RE: Budget Cost Estimates**  
May 16, 2017

We also offer the following cost information.

Remaining Sitework Cost Estimate w/o materials	\$643,694.00
Sealcoat and restripe existing parking in front of the Gym	<u>\$ 14,000.00</u>
Total Sitework and Kitchen Equipment Cost Estimate	\$800,000.00

The estimated cost to complete preparatory site & utility work and primary electrical rough-in under the parking lot prior to the opening of school in September of 2017 is as follows.

Scope	Percentage of Completion prior to 9/1/17	Value
Demolition	50%	\$ 25,000.00
Grading & Building Pad Fill	100%	\$ 30,600.00
Water	50%	\$ 15,000.00
Sewer	74%	\$ 28,500.00
Storm Water	89%	\$122,000.00
Sediment & Erosion Control	100%	\$ 4,710.00
Patching of Parking Lot	100%	\$ 7,500.00
Underground Conduit for Power	100%	<u>\$ 7,000.00</u>
Total Summer 2017 Work Budget		\$240,310.00

We trust this information will be useful in your planning of project costs. Please keep in mind that these are budget estimates and are not fixed quotes. Additional information, engineering and specifications may be needed to provide a firm quotation, which we expect to provide at a later date when this information becomes available.

If you require additional information, please do not hesitate to contact us.

Respectfully,



WILLOW CONSTRUCTION, LLC  
Michael S. Hiner  
President

**PART G**

**STAFFING AND PROJECT MANAGEMENT:** This section will discuss the capacity of the applicant to administer the project and how CDBG funds will be used for project administration costs. Project costs for engineering, architectural services and inspections are to be identified as separate line items in Part F.

**1. Identify the primary person who will administer this project. Discuss their experience with CDBG regulations and requirements as well as past grant and project implementation.**

Neoma Rohman of Eleventh House Solutions, has been hired by Talbot County Government to write and administer the grant. Since 2010 Neoma Rohman has worked with municipalities, small businesses, and non-profits to develop processes to navigate complex administrative projects such as certifications, special projects, grant applications, and grant administration. She has administered dozens of grants and has previous experience with the CDBG grants via the "Housing on the Hill" project with the Town of Easton.

**2. Identify others who will assist in the administration of this CDBG project.**

Jessica Morris, Assistant County Manager has worked on three previous CDBG projects: Talbot County Senior Center, SHORE UPI/Head Start addition to Easton Elementary School, and St. Vincent de Paul Food Pantry expansion.

Robbie Gill, CEO, YMCA of the Chesapeake and Kerry Foxwell, Director of Major Gifts, YMCA of the Chesapeake will work with both Ms. Rohman and Ms. Morris on administration of the grant. While new to the CDBG program, both Mr. Gill and Ms. Foxwell have administered other grants.

**3. Amount of funds requested for Project Administration, if any: \$0**

**4. If Project Administration funds requested for staffing, please identify the following:**

Person	# Hours Anticipated to Work on Project	Hourly Wage	Total Funds

**5. If planning to use Project Administration funds for other expenses other than staffing, identify those expenses and estimated costs.**

Expenses	Estimated Costs

**PART H**

**PROJECT SCHEDULE:** Using the anticipated month of grant award as the start of the activities, list all project activities and the anticipated dates for the start and end of specific activities. A CDBG grant agreement provides a 24-month implementation period so all activities to be paid for with CDBG funds must occur within this timeframe. If an activity is completed prior to application or award, indicate the actual dates.

**EXAMPLE:** For a Community Development application, CDBG funds are being requested for site acquisition and construction. The applicant provided the following schedule:

<u>Activity</u>	<u>Begin</u>	<u>Completion</u>
Grant Award	August 1, 2017	
Environmental Review	August 2017	October 2017
Preliminary Engineering	Completed	
Site Acquisition	November 2017	November 2017
Bidding & Selection Engineering	November 2017	December 2017
Meeting 180 Day Expenditure Requirement	January 27, 2018	January 27, 2018
Engineering	January 2018	February 2018
Bidding & Selection Construction	March 2018	April 2018
Construction	May 2018	June 2019

**NOTE:** *An Environmental Review is the first step for every funded grant after award date*

<u>Activity</u>	<u>Begin</u>	<u>Completion</u>	<u>Responsible</u>
Architectural work	March 2016	August 2017	Applicant
Site Acquisition (Lease)	January 2013	May 2015	Applicant
Architectural work	March 2016	August 2017	Applicant
Preliminary Engineering	January 2017	August 2017	Applicant
Bidding and Selection Construction	June 2017	August 2017	Applicant
Grant Award	August 1, 2017		
Environmental Review	Underway	?	
Construction	August 21, 2017	September 2018	Applicant
180 Day Expenditure Requirement	August 31, 2017	August 31, 2017	Applicant

**PART I**

**DAVIS BACON:**

1. Do Davis-Bacon wage rates apply to the project? ☒ Yes ☐ No
2. If yes, do cost estimates reflect use of Davis-Bacon rates? ☒ Yes ☐ No
3. Use the space below to:
  - a. Discuss Davis-Bacon rates and their impact on the project; and
  - b. Explain how you calculated the rates into your cost estimates.

- a. In past experience Davis Bacon increases costs by 11-12%
- b. The increase is factored into unit cost (budgetary phase) and will eventually be formalized once we request specific rates for the project and used during the bidding phase.

**PART J****ACQUISITION / RELOCATION:**1. Has site control been secured? ☒ Yes ☐ No If yes, explain how:

2. 99 year lease with Board of Education

3. Has an option been secured? ☒ Yes ☐ No If yes, explain how:

99 year lease with Board of Education

3. Estimated cost of acquisition:  
\$ 14. Sources of funds for acquisition:  
n/a5. Number of parcels to be acquired:  
Residential: \_\_\_\_\_  
  
Business 16. Will acquisition be done with eminent domain if needed?  
  
☐ Yes ☒ No7. Is acquisition of easements required? ☐ Yes ☒ No  
If yes, did applicant include costs associated with the Uniform Act? ☐ Yes ☐ No8. Has anyone been forced to move from the site within the three months prior to the initial application for funds? ☐ Yes ☒ No ☐ Unknown  
If yes, explain:9. Estimated cost of relocation:  
\$ n/a10. Sources of funds for relocation:  
n/a

# Units in Property(s)  _____	Number of Units Occupied at time of application		Number of Occupants to be Displaced		Number of Occupants to Remain	
	Owner	Tenant			Total	Temporarily Relocated
Residential						
Business						

10. Do the activities of this project trigger the one-for-one replacement housing requirements? ☐ Yes ☒ No  
If yes, discuss how you plan to meet these requirements.

11. If property is to be leased, describe lease terms

Quick summary:

The lease agreement is between the Board of Education of Talbot County and the YMCA of the Chesapeake for 20,000 square feet of school property for "the construction of a community based educational and recreational facility".

The term is 99 years and the rent is one dollar (\$1.00).

Complete lease agreement available upon request.



**PART K**

**PROCUREMENT:**

- 1. Describe any major procurement anticipated to be undertaken with CDBG funds for this project.**
- 2. Describe the method that will be utilized by the applicant in procuring the goods and services described above. (i.e., competitive sealed bids, competitive negotiation, etc.)**

**NOTE: No CDBG funds can be used for firms on retainer.**

The YMCA of the Chesapeake will use CDBG funds for the following:

- Sitework
- Sitework materials
  - Water Supply Piping, Fittings, etc.
  - Sewer & Drain Piping, Fittings, etc.
  - Storm Water Structures, Piping, Fittings, etc.
  - Bike Rack
  - Handicap Parking Signs
  - Curb Stops
  - Sediment and Erosion Control
- Kitchen equipment materials
  - Beverage Air two door refrigerator (Energy star rated)
  - Beverage Air single door reach in refrigerator (Energy star rated)
  - Hoshizaki flaked ice machine with Hoshizaki water filter
  - Bakers Pride single deck electric non-vented) convection oven
  - CMA low temp undercounter dish machine w/ sustainer heater
  - Eagle stainless table with galvanized legs and undershelf
  - Eagle three well hot food table w/ sneeze guard and serving shelves
- Sealcoat and restripe existing parking in front of the Gym

Through a Request for Proposal (RFP) competitive sealed bid process, the YMCA of the Chesapeake will select a contractor for the site work as well as a vendor for the kitchen equipment in accordance with Talbot County Government's Procurement Policy.

**PART L**

**FAIR HOUSING/EQUAL OPPORTUNITY: Applicants certify that a grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq.) and that the jurisdiction will affirmatively further fair housing. Complete the following to show what steps have been taken by the jurisdiction in these areas.**

1. Does the jurisdiction have written employment and personnel policies and practices with equal opportunity guidelines? ☒ Yes ☐ No
2. In the past three years, have any complaints of discrimination in employment been filed against the jurisdiction by employees or applicants regarding employment? ☐ Yes ☒ No If yes, please explain:
3. Has the jurisdiction adopted a fair housing ordinance? ☒ Yes ☐ No
4. Has the jurisdiction taken any actions to affirmatively further fair housing through activities such as land development, zoning, site selection policies or programming or needs assessment? ☒ Yes ☐ No If yes, please describe:

The Talbot County Comprehensive Plan (2016) speaks to the importance of housing (workforce, affordable and assisted) in Chapter 4 (see attached). Talbot County works closely with Talbot County Department of Social Services and Neighborhood Service Center on addressing housing needs in the community. In 2016 Talbot County partnered with Habitat for Humanity Choptank on a CDBG application to create new affordable home ownership opportunities with the creation of seven infill shovel ready building lots. These properties will be improved with 7 owner occupied new construction, durable and energy efficient single family homes in the Town of St. Michaels.

In 2014 the Talbot County Council appointed the Talbot County Affordable Workforce Housing Commission. The Commission is an advisory body assembled by the Talbot County Council for the purpose of exploring the availability of affordable and workforce housing in Talbot County. The Commission offers insight and guidance to the Council for consideration in the development of affordable and workforce housing initiatives, programs, funding and/or legislation.

5. Are there fair housing advocates or agencies that work in your county? ☒ Yes ☐ No If yes, who are they?
  - Neighborhood Service Center
  - Talbot County Department of Social Services
  - Habitat for Humanity Choptank
  - Housing Commission of Talbot County

Have they informed you of either public or private issues or complaints regarding discrimination? ☐ Yes  
☒ No

**PART M**

**ENVIRONMENTAL IMPACT:** Please complete the following information related to your overall project to the best of your knowledge. Please provide copies of any letters or other information received to date from state and/or federal agencies about your project.

1. If your project located in a floodplain per the current or proposed FEMA maps?  
☐ Yes ☒ No
2. Is your project located in tidal or non-tidal wetlands? ☐ Yes ☒ No
3. Will your project involve the renovation or rehabilitation of a building that is at least 50 years old or is located in a national historic register district? ☐ Yes ☒ No - new construction
4. Will your project involve or impact an archaeological site? ☐ Yes ☒ No
5. Will your project impact any wildlife that is threatened or endangered? ☐ Yes ☒ No
6. Will your project involve the abatement or removal of asbestos from a building?  
☐ Yes ☒ No - new construction
7. Will your project involve the abatement or removal of lead paint from a building?  
☐ Yes ☒ No - new construction

If you answered YES to any of the above questions, please ensure that your schedule and budget take any mitigation or corrective actions into account. If you are already aware of required mitigation or corrective actions that will have to be taken, please describe below:

## **STATEMENT OF ASSURANCES AND CERTIFICATIONS**

The applicant hereby assures and certifies that it:

1. has adopted and maintains a written Citizen Participation Plan in accordance with the citizen participation requirements for the Community Development Block Grant (CDBG) Program at the Code of Federal Regulations 24 Part 570.486; and
2. held a public hearing and provided appropriate notice to ensure participation of citizens in the development the project and of this application for CDBG funding; and
3. assures that all reasonable steps have been taken to minimize the displacement of persons as a result of CDBG assisted activities identified in this application; and
4. in the event that our project does trigger displacement of persons, we will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49CFR Part 24 and it has in effect and is following a Residential Anti-Displacement and Relocation Assistance Plan required under Section 104(d) of the Housing and Community Development Act of 1974, 42 U.S.C. § 5304(d), as amended, in connection with any activity assisted with funding under the CDBG Program; and
5. will not attempt to recover any capital costs of public improvements assisted with CDBG funds, by assessing any amount against properties owned and occupied by persons of low- and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if CDBG funds are used to pay the proportion of a fee or assessment attributable to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than with CDBG funds. In addition, with respect to properties owned and occupied by moderate-income (but not low-income) families, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds if the State certifies that it lacks CDBG funds to cover the assessment; and
6. will conduct and administer grant in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations and agrees to take action to affirmatively further fair housing; and
7. has adopted and is enforcing:
  - a) a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
  - b) a policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location that is the subject of such non-violent civil rights demonstrations within its jurisdiction.
8. will certify, to the best of the certifying official's knowledge and belief, that:
  - a) no Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a

Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement; and

- b) if any funds other than Federal funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress with this Federal contract, grant, loan or cooperative agreement, it will complete and submit Standard Form- LLL, Disclosure Form to Report lobbying in accordance with its instructions; and
  - c) it will require that the language of paragraphs (a) and (b) of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, subgrants and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.
- 9. will adhere to federal and state Code of Conduct standards relative to conflict of interest restrictions and financial disclosure requirements for local elected officials and candidates; and
  - 10. will prevent fraud, waste and abuse of federal funds and ensure that funds are expended on activities that are reasonable and necessary;
  - 11. will comply with the provisions of Title I of the Housing and Community Development Act of 1974, 42 U.S.C. § 5301 et seq., as amended, Title 24 CFR Part 570, and with other applicable State and Federal laws if awarded this grant; and
  - 12. will ensure that, if applicable, any subrecipient, developer or business will comply with all regulations, policies and laws that govern this grant.

I declare that I am duly authorized to make these certifications on behalf of the applicant and certify that the above actions have or will be taken.

Jennifer L. Williams, President  
Talbot County Council  
Typed Name and Title  
Chief Elected Official

  
Signature

5/26/17

Date

**SAMPLE OF CLASSES AND ACTIVITIES CURRENTLY OFFERED BY UPPER SHORE AGING, INC. AT  
BROOKLETTS PLACE – TALBOT COUNTY SENIOR CENTER, EASTON, MD**





**SAMPLE OF CLASSES AND ACTIVITIES CURRENTLY OFFERED BY UPPER SHORE AGING, INC. AT  
BROOKLETT'S PLACE – TALBOT COUNTY SENIOR CENTER, EASTON, MD**





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